
OLR Bill Analysis

SB 575

AN ACT EXPANDING A BIOSCIENCE ENTERPRISE CORRIDOR ZONE LOCATED IN THE TOWN OF PLAINVILLE.

SUMMARY

This bill expands the existing bioscience enterprise corridor zone in Plainville to include all of a specified census block, rather than just 53 acres zoned for a technology park in the same census tract (i.e. census tract 420700, block 2000, as designated in the 2020 federal decennial census). In doing so, it expands the area in which eligible businesses and eligible commercial property may qualify for enterprise zone benefits (see BACKGROUND).

Under the bioscience enterprise corridor zone law, a business is eligible for these benefits if it (1) had fewer than 300 employees at any time during the previous 12 months and (2) is in bioscience, biotechnology, pharmaceutical, or photonics research, development, or production. A commercial property is eligible if it is (1) one that an eligible business has owned or leased and continuously used during the previous 12 months or (2) real property certified as newly constructed or substantially renovated and expanded primarily for occupancy by one or more eligible businesses.

EFFECTIVE DATE: Upon passage

BACKGROUND

Enterprise Zone Benefits

Enterprise zone benefits are generally available to businesses that start up in or improve real property there. They include the following:

1. five-year, 80% property tax exemption for acquiring, building, renovating, or expanding a qualifying manufacturing facility and acquiring machinery and equipment for these facilities (CGS §

12-81(59) & (60)); and

2. seven-year fixed assessment for qualifying commercial and residential real property improvements (CGS § 32-71).

The state generally reimburses municipalities for half the forgone property tax revenue for the partial property tax exemptions, depending on available funding (CGS § 32-9s).

Related Bill

SB 1457, favorably reported by the Commerce Committee, establishes an airport development zone in Plainville comprising nine specified census blocks. Businesses located in airport development zones may receive certain enterprise zone benefits.

COMMITTEE ACTION

Commerce Committee

Joint Favorable

Yea 20 Nay 0 (03/18/2025)