
OLR Bill Analysis

sSB 1343

AN ACT CONCERNING THE RECOMMENDATIONS OF THE INTERGOVERNMENTAL POLICY AND PLANNING DIVISION WITHIN THE OFFICE OF POLICY AND MANAGEMENT.

SUMMARY

This bill requires, rather than allows, assessors to use a uniform personal property valuation method set in the law. It also makes various changes in laws on:

1. certain municipal filings with the Office of Policy and Management (OPM);
2. OPM's role in administering certain property tax exemptions;
3. the notification assessors must provide taxpayers about assessment increases; and
4. the committees charged with establishing programs and procedures for the training, examination, and certification of tax assessors and collectors.

Additionally, the bill requires that, when the OPM secretary notifies a municipality that OPM is revaluing a Payment In Lieu of Taxes-eligible property in the municipality, he must send the notice by email, rather than by certified or registered mail (§§ 9 & 10).

EFFECTIVE DATE: July 1, 2025, except the provisions on digital parcel filings and property valuations take effect October 1, 2025, and the latter is applicable to assessment years starting on and after that date.

§ 3 — MANDATORY PROPERTY TAX VALUATION AND DEPRECIATION SCHEDULE

By law, personal property must be assessed at 70% of its present true

and actual value (i.e. fair market value). Current law sets a valuation method, including depreciation schedules, that municipalities may adopt to value most types of personal property. The bill instead requires municipalities to use this method. (In practice, most municipalities already use it.)

By law, this method generally requires assessors to value personal property based on its acquisition or development cost (plus certain additional costs, like for installation), and then depreciate it based on its property type and age, according to statutory schedules. Motor vehicles, videotapes, horses and other taxable livestock, electric cogenerating equipment, and property belonging to a public service company are excluded from this valuation and depreciation method. Unchanged by the bill, if the assessor determines that the depreciation schedule does not reflect an item's fair market value, he or she must adjust it and taxpayers may appeal their assessments.

§§ 1, 2, 5 & 6 — OPM NOTICE AND FILING REQUIREMENTS

New Penalty for Failing to File LoCIP Report (§ 1)

Under the bill, municipalities that fail to comply with the Local Capital Improvement Project (LoCIP) grant reporting requirement in existing law are subject to a \$100 penalty. Under existing law, unchanged by the bill, municipalities must annually, by September 1, submit to the OPM secretary a report describing the grant funds it spent on each eligible capital improvement project in the prior fiscal year.

The bill also requires that the municipality's chief executive officer certify the report.

New Penalty for Failing to File MM&E Exemption Information (§ 2)

By law, assessors must annually submit to the OPM secretary, by May 1, a form containing certain information about the manufacturing machinery and equipment ("MM&E") property tax exemptions that were approved for the prior assessment year. Under the bill, municipalities that do not submit this form are subject to a \$250 penalty.

Changed Digital Parcel Filing Deadline (§ 5)

The bill changes the deadline by which each municipality must annually transmit its digital parcel file (i.e. assessor property boundaries) to its regional council of government (COG), or OPM if it does not belong to a COG, from May 1 to September 1. It correspondingly changes, from July 1 to October 1, the date by which the COGs must report to the OPM secretary and Planning and Development Committee on the municipalities that failed to provide their digital parcel files or do not have them.

Elimination of the Child Care Home Zoning Compliance Filing (§ 6)

The bill terminates the requirement that municipalities annually certify to OPM (1) that their zoning regulations do not restrict family and group child care homes in a way the law prohibits (e.g., by barring them from residential zones or requiring they get a special permit) or (2) the time frame within which they will bring their zoning ordinances into compliance. Under the bill, the certification requirement terminates after the December 1, 2025, filing deadline.

§§ 4 & 7 — MUNICIPAL OVERSIGHT OF CERTAIN PROPERTY TAX EXEMPTIONS***Approval of Tax Abatement for the Poor and Railroads (§ 4)***

Existing law requires municipalities to obtain approval from their standing abatement committees before abating or waiving property taxes or interest assessed on (1) people who are poor and cannot pay and (2) railroad companies in bankruptcy reorganizations.

Under current law, if the community does not have a standing abatement committee, the OPM secretary may approve the abatement. The bill eliminates the OPM secretary's authority to approve these abatements.

Requests for Circuit Breaker Program Filing Extensions (§ 7)

The bill requires homeowners requesting an extension of the Circuit Breaker Program application deadline to file the request with the municipal assessor, rather than the OPM secretary as current law

requires.

§ 8 — NOTICE OF ASSESSMENT INCREASE AFTER REVALUATION

When setting the grand list for a given assessment year, the law generally requires assessors to notify taxpayers about increases in their property assessments. The bill removes an exception to this requirement that allows a revaluation notice to be sent in lieu of this assessment increase notice, thus requiring assessors to send these notices any time assessments increase.

By law, assessment increase notices generally must include (1) the property's gross and net valuation and exemptions before and after the increase and (2) information on how taxpayers can appeal their assessments. Revaluation notices apply only to real property and must indicate the property's value before and after revaluation, state that the taxpayer has the legal right to appeal the new assessment, and explain how he or she may do so. Both must be sent no earlier than October 1 and no later than 10 days after the assessors sign the grand list.

§§ 11 & 12 — COMMITTEES CERTIFYING TAX ASSESSORS AND COLLECTORS

The bill removes the requirement that one member of the Certified Connecticut Municipal Assessor Committee (CCMA) and one member of the Certified Connecticut Municipal Collector Committee be an OPM employee and instead requires the OPM secretary, or someone the secretary designates, be a member. The bill also makes additional separate, but similar, changes to these committees.

Assessor Certification Committee (§ 11)

In conformance with existing regulations, the bill specifies that CCMA may recommend applicants for a I or II designation (presumably this means a CCMA I or CCMA II designation). The bill also requires that all committee members, except the OPM secretary or designee, have a CCMA II designation, rather than any CCMA certification. Any member who is required to have this designation but does not ceases to be a member after July 1, 2025. Unchanged by the bill, these members

must also be employed by municipalities in positions involved with tax assessments.

Tax Collector Certification Committee (§ 12)

With respect to the Certified Connecticut Municipal Collector Committee, the bill requires that each committee member, other than the secretary or his designee, be (1) employed by a municipality in a position related to collecting property taxes and (2) certified as a tax collector under the law. The secretary must appoint a replacement for the remainder of the term of any member who ceases to be certified.

BACKGROUND

Related Bill

HB 7001, favorably reported by the Planning and Development Committee, specifies the methods municipal assessors must use to value retail properties for property tax purposes.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 20 Nay 0 (03/07/2025)