

---

---

**OLR Bill Analysis**

**sHB 5284**

***AN ACT CONCERNING PROPERTY TAX ABATEMENT FOR CERTAIN FIRST-TIME HOMEBUYERS.***

**SUMMARY**

This bill allows municipalities to establish, by ordinance, a property tax abatement for certain first-time homebuyers. Municipalities may set the abatement amount at up to \$500 per year, for up to five assessment years. To qualify, the homebuyer must have purchased the residential property with funds from the Connecticut Housing Finance Authority (CHFA) for first-time homebuyers and the property must be encumbered by a CHFA financed mortgage.

The ordinance establishing the abatement must be adopted by the municipality's legislative body or, in a town where the legislative body is a town meeting, by the board of selectmen. Under the bill, a residential property is a single-family dwelling that is the owner's principal residence.

EFFECTIVE DATE: October 1, 2026, and applies to assessment years beginning on or after that date.

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable Substitute

Yea 20 Nay 0 (03/06/2026)