



# House of Representatives

General Assembly

**File No. 335**

February Session, 2026

Substitute House Bill No. 5498

*House of Representatives, April 1, 2026*

The Committee on Planning and Development reported through REP. KAVROS DEGRAW of the 17th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## ***AN ACT CONCERNING REVISIONS TO STATUTES RELATING TO MUNICIPAL TAX COLLECTION.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 12-123 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 When any town has failed, prior to June fifteenth, to lay necessary  
4 taxes or to lay a tax which, in addition to the other estimated yearly  
5 income of the town, is sufficient to pay the current expenses of such  
6 town, its selectmen shall make a rate bill upon its list last completed for  
7 the amount necessary, or for an amount sufficient to pay the deficit in  
8 such current expenses, and cause the same to be collected as other taxes.

9 Sec. 2. Section 12-124 of the general statutes is repealed and the  
10 following is substituted in lieu thereof (*Effective October 1, 2026*):

11 The selectmen of towns, the mayor and aldermen of cities, the  
12 warden and burgesses of boroughs and the committees of other

13 communities (1) may abate the taxes, or the interest on delinquent taxes,  
14 or both, assessed by their respective communities upon such persons as  
15 are poor and unable to pay the same or upon railroad companies in  
16 bankruptcy reorganization, provided [either] a standing abatement  
17 committee of a community [or, if a community has no such committee,  
18 the Secretary of the Office of Policy and Management] shall approve  
19 such abatement, and (2) shall present to each annual meeting of their  
20 respective communities a list of all persons whose taxes, or the interest  
21 on whose taxes, they have abated in the preceding year.

22 Sec. 3. Subsection (a) of section 12-130 of the general statutes is  
23 repealed and the following is substituted in lieu thereof (*Effective October*  
24 *1, 2026*):

25 (a) When any community, authorized to raise money by taxation, lays  
26 a tax, it shall appoint a collector thereof; and the selectmen of towns, and  
27 the committees of other communities, except as otherwise specially  
28 provided by law, shall make out and sign rate bills containing the  
29 proportion which each individual is to pay according to the assessment  
30 list; and any judge of the Superior Court or any justice of the peace, on  
31 their application or that of their successors in office, shall issue a warrant  
32 for the collection of any sums due on such rate bills. Each collector shall  
33 mail or hand to each individual from whom taxes are due a bill for the  
34 amount of taxes for which such individual is liable. In addition, the  
35 collector shall include with such bill, using one of the following methods  
36 (1) attachment, (2) enclosure, or (3) printed matter upon the face of the  
37 bill, a statement of:

38 (A) State aid to municipalities which shall be in the following form:

39 "The (fiscal year) budget for the (city or town) estimates that ....  
40 Dollars will be received from the state of Connecticut for various state  
41 financed programs. Without this assistance your (fiscal year) property  
42 tax would be (herein insert the amount computed in accordance with  
43 subsection (b) of this section) mills"; and

44 (B) State aid reduction to municipalities that overspend, which shall

45 be in the following form:

46 "The state will reduce grants to your town if local spending increases  
47 from the previous fiscal year by [more than] 2.5 per cent [from the  
48 previous fiscal year] or more, or the rate of inflation, whichever is  
49 greater."

50 Failure to send out or receive any such bill or statement shall not  
51 invalidate the tax. For purposes of this subsection, "mail" includes to  
52 send by electronic mail, provided an individual from whom taxes are  
53 due consents in writing to receive a bill and statement electronically.  
54 Prior to sending any such bill or statement by electronic mail, a  
55 community shall provide the public with the appropriate electronic mail  
56 address of the community on the community's Internet web site and  
57 shall establish procedures to ensure that any individual who consents  
58 to receive a bill or statement electronically (i) receives such bill or  
59 statement, and (ii) is provided the proper return electronic mail address  
60 of the community sending the bill or statement.

61 Sec. 4. Section 12-130a of the general statutes is repealed and the  
62 following is substituted in lieu thereof (*Effective October 1, 2026*):

63 (a) There shall be established a committee for the purpose of  
64 developing and maintaining a program and procedures for the training,  
65 examination and certification of tax collection personnel, appointed by  
66 the Secretary of the Office of Policy and Management and consisting of  
67 seven members, six of whom shall be voting members who shall serve  
68 without pay and shall be appointed initially as follows: Two members  
69 for two-year terms; two members for four-year terms; and two members  
70 for six-year terms. At least one member shall be from a municipality  
71 with a population of more than fifty thousand, and at least one member  
72 shall be from a municipality with a population under ten thousand. The  
73 Secretary of the Office of Policy and Management shall thereafter  
74 appoint two members every two years for six-year terms. The seventh  
75 member shall be [an employee] the Secretary of the Office of Policy and  
76 Management, or the secretary's designee, who shall serve as a voting  
77 member of the committee. The seven voting members of the committee,

78 other than the secretary, or the secretary's designee, shall (1) be certified  
79 as certified Connecticut municipal tax collectors pursuant to subsection  
80 (b) of this section, (2) have demonstrated competence in tax collection  
81 practices in Connecticut, and (3) be employed by a municipality in a  
82 position relating to the taxation of property for the purpose of property  
83 tax collection. Said committee shall [(1)] (A) elect its own chairman, [(2)]  
84 (B) adopt regulations, in accordance with the provisions of chapter 54,  
85 for the training, fees and examination of tax collection personnel,  
86 including, but not limited to, standards for the certification and  
87 recertification of tax collectors, and [(3)] (C) on or after May 27, 2022,  
88 amend such regulations to ensure that such training and examination is  
89 readily available online or at various locations throughout the state.  
90 Such regulations may include requirements for any type of training or  
91 experience, or combination thereof, the committee deems appropriate.  
92 Any member of the committee other than the secretary, or the secretary's  
93 designee, who ceases to be certified as a certified Connecticut municipal  
94 tax collector shall cease to be a member of the committee, and the  
95 secretary shall appoint a replacement member to fill the remainder of  
96 such member's term.

97 (b) Any person may participate in training courses on tax collection  
98 practices prescribed by said committee and upon completing such  
99 training courses and successfully completing any examination  
100 prescribed by said committee, shall be recommended to the Secretary of  
101 the Office of Policy and Management as a candidate for certification as  
102 a certified Connecticut municipal collector. The Secretary of the Office  
103 of Policy and Management shall certify any qualified candidate  
104 recommended by said committee as a certified Connecticut municipal  
105 collector and may revoke, suspend or deny such certification or  
106 recertification for sufficient cause as said secretary may determine. Said  
107 secretary may certify a candidate who has not completed such training  
108 courses provided such candidate has experience in tax collection  
109 practices in Connecticut to such extent, as determined by said secretary,  
110 to make it unnecessary to complete such training courses, and provided  
111 further such candidate shall be required to successfully complete any  
112 examination prescribed by said committee. Such certification shall be

113 valid for five years from the date of issuance or until regulations are  
114 adopted pursuant to subsection (a) of this section, whichever is later.

115 Sec. 5. Section 12-146 of the general statutes is repealed and the  
116 following is substituted in lieu thereof (*Effective October 1, 2026*):

117 Unless the context otherwise requires, wherever used in this section,  
118 "tax" includes each property tax and each installment and part thereof  
119 due to a municipality as it may have been increased by interest, fees and  
120 charges. If any tax due in a single installment or if any installment of any  
121 tax due in two or more installments is not paid in full (1) on or before  
122 the first day of the month next succeeding the month in which it became  
123 due and payable, or if not due and payable on the first day of the month,  
124 (2) on or before the same date of the next succeeding month  
125 corresponding to that of the month on which it became due and payable,  
126 the whole or such part of such installment as is unpaid shall thereupon  
127 be delinquent and shall be subject to interest from the due date of such  
128 delinquent installment. Except for unpaid real estate taxes the collection  
129 of which was, or is, deferred under the provisions of section 12-174, and  
130 any predecessor and successor thereto, which unpaid real estate taxes  
131 continue to be subject to the provisions of such deferred collection  
132 statutes, the delinquent portion of the principal of any tax shall be  
133 subject to interest at the rate of eighteen per cent per annum from the  
134 time when it became due and payable until the same is paid, subject to  
135 a minimum interest charge of two dollars per installment which any  
136 municipality, by vote of its legislative body, may elect not to impose,  
137 and provided, in any computation of such interest, under any provision  
138 of this section, each fractional part of a month in which any portion of  
139 the principal of such tax remains unpaid shall be considered to be  
140 equivalent to a whole month. Each addition of interest shall become,  
141 and shall be collectible as, a part of such tax. Interest shall accrue at said  
142 rate until payment of such taxes due notwithstanding the entry of any  
143 judgment in favor of the municipality against the taxpayer or the  
144 property of the taxpayer. The collector shall apply each partial payment  
145 [to the wiping out of such interest before making any application thereof  
146 to the reduction of such principal] in the manner described in section

147 12-144b. If any tax, at the time of assessment or because of a subsequent  
148 division, represents two or more items of property, the collector may  
149 receive payment in full of such part of the principal and interest of such  
150 tax as represents one or more of such items, even though interest in full  
151 on the entire amount of the principal of such tax has not been received  
152 up to the date of such payment; in which event, interest on the  
153 remaining portion of the principal of any such tax shall be computed, as  
154 the case may be, from the due date of such tax if no other payment after  
155 delinquency has been made or from the last date of payment of interest  
156 in full on the whole amount or unpaid balance of the principal of such  
157 delinquent tax if previous payment of interest has been made. Each  
158 collector shall keep a separate account of such interest and the time  
159 when the same has been received and shall pay over the same to the  
160 treasurer of the municipality of the collector as a part of such tax. No tax  
161 or installment thereof shall be construed to be delinquent under the  
162 provisions of this section if (A) such tax or installment was paid through  
163 a municipal electronic payment service within the time allowed by  
164 statute for payment of such tax or installment, or (B) the envelope  
165 containing the amount due as such tax or installment, as received by the  
166 tax collector of the municipality to which such tax is payable, was  
167 properly addressed and bears a (i) postmark [showing] that indicates a  
168 date within the time allowed by statute for the payment of such tax or  
169 installment, or (ii) private postage meter stamp that indicates a date  
170 within such time and does not bear a postmark indicating a different  
171 date. Any municipality may, by vote of its legislative body, require that  
172 any delinquent property taxes shall be paid only in cash or by certified  
173 check or money order. Any municipality adopting such requirement  
174 may provide that such requirement shall only be applicable to  
175 delinquency exceeding a certain period in duration as determined by  
176 such municipality. Any municipality shall waive all or a portion of the  
177 interest due and payable under this section on a delinquent tax with  
178 respect to a taxpayer who has received compensation under chapter 968  
179 as a crime victim or provided such municipality with a copy of a police  
180 report made by such taxpayer demonstrating that such payment was  
181 stolen, provided such taxpayer made such statement upon discovery of

182 the theft.

183 Sec. 6. Subsection (a) of section 12-155 of the general statutes is  
184 repealed and the following is substituted in lieu thereof (*Effective October*  
185 *1, 2026*):

186 (a) If any person fails to pay any tax, or fails to pay any water or  
187 sanitation charges within thirty days after the due date, the collector or  
188 the collector's duly appointed agent shall make personal demand of  
189 such person therefor or leave written demand at such person's usual  
190 place of abode or deposit in some post office a written demand for such  
191 tax or such water or sanitation charges, postage prepaid, addressed to  
192 such person at such person's last-known place of residence unless, after  
193 making reasonable efforts, the assessor is unable to identify the owner  
194 or persons responsible. If such person is a corporation, limited  
195 partnership or other legal entity, such written demand may be sent to  
196 any person upon whom process may be served to initiate a civil action  
197 against such corporation, limited partnership or entity. If two or more  
198 owners or persons are responsible for the payment of a tax or charge,  
199 written demand sent to one such owner or person shall be deemed  
200 demand upon all such owners or persons.

201 Sec. 7. Section 12-159b of the general statutes is repealed and the  
202 following is substituted in lieu thereof (*Effective October 1, 2026*):

203 No action alleging the invalidity of a collector's deed, substantially,  
204 in the form provided in section 12-158, on any grounds other than fraud,  
205 shall be brought by any person except within one year from the date the  
206 collector's deed was recorded. Unless a lis pendens is recorded within  
207 such time, and except as provided in any judgment in such action, the  
208 subject property's title shall be fully marketable and insurable.

209 Sec. 8. Subsection (a) of section 12-173 of the general statutes is  
210 repealed and the following is substituted in lieu thereof (*Effective October*  
211 *1, 2026*):

212 (a) The collector of each municipality, by pursuing the method

213 authorized by either section 12-174 or 12-175, as amended by this act,  
214 [may] shall continue any tax lien existing against any item of real estate  
215 to secure the payment of the tax assessed by such municipality thereon  
216 or of any obligation to make a payment in lieu of any such tax, as defined  
217 in section 12-171, as such tax has been increased by legal interest, fees  
218 and charges, by making out and filing, within the time limited by section  
219 12-174 or 12-175, as amended by this act, in the office of the town clerk  
220 of the town wherein such real estate is situated, a certificate containing  
221 the following information: (1) The name of the person against whom  
222 such tax appears in the rate bill; (2) a description of such real estate; (3)  
223 the principal of such tax due thereon, the amount of which, with  
224 interest, if any, and fees and other charges, is secured by such lien; (4)  
225 the date or dates when the principal of such tax became due; and (5) a  
226 statement giving notice of his intention to file a lien pursuant to sections  
227 12-172 and 49-73a to 49-73i, inclusive, against the proceeds of any policy  
228 of insurance providing coverage for loss or damage caused by fire, if a  
229 loss or damage has occurred. The town clerk shall record such certificate  
230 in the land records. Any tax lien so continued, when the tax has been  
231 paid with interest, fees and charges as provided by law, shall be  
232 discharged by a certificate of the then collector of taxes. Such certificate  
233 of release shall be delivered by such collector to the town clerk, who  
234 shall record it in the land records.

235 Sec. 9. Section 12-175 of the general statutes is repealed and the  
236 following is substituted in lieu thereof (*Effective October 1, 2026*):

237 In addition to the method of procuring the continuance of the lien  
238 provided in section 12-174, the tax collector of any municipality [may]  
239 shall continue any tax lien upon any item of real estate by making out a  
240 certificate containing the information required by the provisions of  
241 section 12-173, as amended by this act. Each certificate [authorized]  
242 required by the provisions of this section shall be filed in the office of  
243 the town clerk of the town in which such real estate is situated not later  
244 than two years after the first installment of the tax, or the whole tax in  
245 case installment payments are not authorized, has become due, and the  
246 town clerk shall record such certificate in the land records of such town,

247 provided the tax collector shall notify the owner of such real estate of  
248 the intent to file a lien by mail not later than fifteen days prior to the  
249 filing of such lien. Failure to notify such owner shall not affect the  
250 validity of the lien. Each such tax, as it may have been increased by  
251 interest, fees and charges provided for by law, shall remain a lien upon  
252 such real estate from the date of the filing of such certificate; and any tax  
253 lien so continued, when the amount due has been paid, may be  
254 discharged by a certificate of the then tax collector recorded in such land  
255 records; but any tax lien upon private property which has been recorded  
256 in the land records of any town for more than fifteen years from the due  
257 date of the tax shall be invalid, and such property shall be free from the  
258 encumbrance of such lien, unless an action of foreclosure has been  
259 commenced during such period of fifteen years and a notice of lis  
260 pendens filed for record, and the tax collector shall, if no such notice has  
261 been filed, upon the request of any interested person, discharge such  
262 lien of record by filing a discharge of lien in the office of the town clerk,  
263 and the town clerk shall record a discharge of lien in the land records.

264 Sec. 10. Section 12-177 of the general statutes is repealed and the  
265 following is substituted in lieu thereof (*Effective October 1, 2026*):

266 Any [town having a population of more than one hundred thousand  
267 as shown by the last United States census and any municipality  
268 coterminous with or within any such town] municipality may enact an  
269 ordinance, specifying the manner by which certificates continuing tax  
270 liens shall, without copying and after binding, be incorporated into the  
271 land records of such [town] municipality, provided, directly after each  
272 certificate of continuance of a tax lien, a vacant space shall be left for the  
273 release, in due course, of such tax lien. Such ordinance may specify the  
274 forms of certificates of continuance and of release of tax liens, the  
275 number of such certificates of continuance and of release to appear on  
276 each page and the form, method and time of binding of such pages into  
277 one or more tax lien books for the land records of such [town]  
278 municipality. Any action so taken may be amended, rescinded or  
279 otherwise altered at any time by the enactment of a supplementary  
280 ordinance. Each such ordinance shall be a matter of public record and

281 shall not be applicable until thirty days from the date of its enactment.  
282 The tax collector or other agency authorized by law of any [town or]  
283 municipality proceeding under this section shall continue tax liens by  
284 certificate in the manner and form prescribed by the latest applicable  
285 ordinance and shall within the time limited by law, file such certificates  
286 with the proper [town] municipal clerk. The [town] municipal clerk  
287 shall forthwith index such certificates in the index records of [his] such  
288 clerk's office and shall, if such original certificates are not already bound,  
289 bind them into one or more volumes, which shall constitute a part of the  
290 land records in [his] such clerk's office. While such certificates are being  
291 so bound, the reference to any such tax lien in the index records of the  
292 office of the [town] municipal clerk shall constitute a sufficient notice to  
293 all parties as to the existence and priority of such lien. Such tax collector  
294 or other agency authorized by law shall make out a certificate releasing  
295 any such tax lien when the total amount represented by such lien has  
296 been paid or otherwise legally disposed of. Each such certificate of  
297 release shall be filed with the [town] municipal clerk, who shall record  
298 such release in the space provided therefor directly after the applicable  
299 certificate of continuance. All such certificates of release shall be  
300 preserved by the [town] municipal clerk. Except as provided in this  
301 section, all provisions of the statutes and of relevant special acts relating  
302 to tax liens shall continue to apply to all [towns and] municipalities.

303 Sec. 11. Section 52-483 of the general statutes is repealed and the  
304 following is substituted in lieu thereof (*Effective October 1, 2026*):

305 When any temporary injunction is granted to restrain a sale on  
306 execution or tax warrant, the injunction order may direct the levying  
307 officer to adjourn the sale in such manner and for such time as the order  
308 may prescribe. If no such direction is given, such officer nevertheless  
309 may adjourn the sale, from time to time or for an indefinite time, while  
310 the injunction remains in force; and, while such sale is so adjourned, the  
311 lien created by the levy shall remain in force.

312 Sec. 12. Subsection (b) of section 12-157 of the general statutes is  
313 repealed and the following is substituted in lieu thereof (*Effective October*

314 1, 2026):

315 (b) The collector may, for any reason, adjourn such sale from time to  
 316 time or for an indefinite time, by causing public notice of such  
 317 adjournment and the time and place of such adjourned sale, as  
 318 applicable, to be given either by oral announcement or posting of a  
 319 written notice at the time and place designated for the sale in the notices  
 320 of such sale. If the adjourned date is set for a date more than three days  
 321 from the date of the original or rescheduled sale date, the tax collector  
 322 shall provide a postage prepaid written notice of the new time and place  
 323 of the sale to the delinquent taxpayer and each mortgagee, lienholder  
 324 and other encumbrancer of record whose interest is choate and will be  
 325 affected by the sale.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	12-123
Sec. 2	October 1, 2026	12-124
Sec. 3	October 1, 2026	12-130(a)
Sec. 4	October 1, 2026	12-130a
Sec. 5	October 1, 2026	12-146
Sec. 6	October 1, 2026	12-155(a)
Sec. 7	October 1, 2026	12-159b
Sec. 8	October 1, 2026	12-173(a)
Sec. 9	October 1, 2026	12-175
Sec. 10	October 1, 2026	12-177
Sec. 11	October 1, 2026	52-483
Sec. 12	October 1, 2026	12-157(b)

**PD** Joint Favorable Subst.

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

**OFA Fiscal Note**

**State Impact:**

Agency Affected	Fund-Effect	FY 27 \$	FY 28 \$
Policy & Mgmt., Off.	GF - Savings	Minimal	Minimal

Note: GF=General Fund

**Municipal Impact:**

Municipalities	Effect	FY 27 \$	FY 28 \$
All Municipalities	Potential Revenue Gain	See Below	See Below
All Municipalities	Potential Revenue Loss	See Below	See Below
All Municipalities	Potential Savings	Minimal	Minimal
All Municipalities	Potential Cost	Minimal	Minimal

**Explanation**

The bill results in various impacts described below.

**Section 2** removes a requirement that the Office of Policy and Management (OPM) must approve certain property tax abatements and instead requires a standing abatement committee to approve them. This results in a minimal savings to OPM beginning in FY 27 associated with having to review and approve certain abatements.

This section also results in a potential revenue gain to certain municipalities beginning in FY 27 that do not have a standing abatement committee as the bill does not give them any other avenue to approve

these property tax abatements.

**Section 5** expands requirements for a mailed tax payment to be considered on time. This results in a potential revenue gain to municipalities beginning in FY 27 to the extent more interest is accumulated with late tax payments.

The section also modifies the order in which a taxpayer's debt should be paid when the taxpayer makes a partial payment. Any impact is dependent on how this would have otherwise been paid.

Section 5 also requires municipalities to waive late payment interest on tax payments if they meet certain requirements. This results in a potential revenue loss to municipalities to the extent less interest is accumulated and paid.

**Section 6** allows a tax collector to only send a written demand for payment to one owner if multiple people are responsible for paying an overdue tax. This results in a potential savings to municipalities beginning in FY 27 associated with less postage. Any savings are anticipated to be minimal.

**Sections 11 and 12** require a tax collector to give notice of the place and time of a reschedule sale. This results in a potential cost to municipalities beginning in FY 27 associated with more postage or paper. Any costs are anticipated to be minimal.

The bill makes various other changes that do not result in a fiscal impact to the state or municipalities.

### ***The Out Years***

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation, the number of abatements not approved, and the number of mailed notices.

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**OLR Bill Analysis**

**sHB 5498**

***AN ACT CONCERNING REVISIONS TO STATUTES RELATING TO MUNICIPAL TAX COLLECTION.***

**SUMMARY**

This bill makes several changes in laws on municipal tax collection, such as:

1. setting June 14 as the last day for towns to have a tax rate set, after which boards of selectmen set the rate;
2. removing the requirement that the Office of Policy and Management (OPM) approve certain municipalities' exemptions for the poor and railroads;
3. requiring tax payments to be correctly addressed (and postmarked by the due date, as existing law requires) to be considered paid on time;
4. changing the membership requirements for the committee that trains, examines, and certifies municipal tax collectors;
5. specifying how partial payments on delinquent bills must be applied to the amounts owed;
6. requiring municipalities to waive interest on late tax payments if the payment was stolen; and
7. requiring, rather than allowing (as under current law) municipalities to continue tax liens and allowing them to adjourn tax sales indefinitely.

EFFECTIVE DATE: October 1, 2026

**§ 1 — INSUFFICIENT OR NO TAX RATE SET**

By law, a town's board of selectmen must set the tax rate when the town fails to (1) set a rate (if a proposed budget is rejected, for example) or (2) set a rate that covers the town's expenses. The bill requires this if the town does not set a sufficient rate, or any rate, before June 15. (Generally, a municipality's board of finance or town council will propose a budget based on expected expenses and revenues and, if the budget is approved, the mill rate is calculated based on it.)

Under existing law, unchanged by the bill, when the board sets a rate, it must do so (1) using the most recently completed grand list and (2) at a level that allows the town to pay its expenses.

**§ 2 — APPROVING TAX ABATEMENTS FOR THE POOR**

The bill removes the requirement for the OPM secretary to approve property tax abatements that municipalities may, under existing law, provide to poor persons and certain bankrupt railroad companies. Under current law, the secretary must approve these abatements for municipalities that do not have a standing abatement committee to approve them.

**§§ 3 & 5 — TAX BILLS*****Notice About Spending Cap (§ 3)***

The bill modifies the notice about local spending caps that tax collectors must include on tax bills, aligning it with existing laws on spending caps. Under current law, the notice must say that the state will reduce grants to the town if the town's spending increases by more than 2.5% from the last fiscal year. The bill requires it to instead say that grants will be reduced if spending increases by 2.5% or more or the inflation rate, whichever is larger.

***Postmark Rule (§ 5)***

Under existing law, a tax payment is considered paid on time if the envelope's postmark shows it was mailed by the due date. The bill adds

a condition to this, requiring the envelope to also be properly addressed.

The bill also expands what is considered a timely payment to include mailed payments, in properly addressed envelopes, that have a private postage meter stamp dated by the due date. The envelope may not have a postmark indicating a different date.

#### **§ 4 — TAX COLLECTOR CERTIFICATION COMMITTEE**

The bill changes membership requirements for the committee that trains, examines, and certifies municipal tax collectors (the Certified Connecticut Municipal Collector Committee (CCMC)).

First, it removes the requirement that one member be an OPM employee, instead requiring the OPM secretary or someone he selects to be a member. The bill additionally requires that all other committee members (1) have CCMC certification and (2) be employed by a municipality in a position involved with collecting property taxes. If a member no longer meets these criteria, the bill requires the OPM secretary to appoint a replacement member to finish the term.

#### **§§ 5 & 6 — DELINQUENT PAYMENTS**

##### ***Partial Payments (§ 5)***

The bill modifies a law on the order in which a taxpayer's debts should be paid when the taxpayer makes a partial payment (does not fully cover the amount owed), by aligning it with another law on the application of tax payments.

Currently, tax collectors must first apply the payment to interest and then the principal (the original tax amount owed). But, under the other law and the bill, the municipality (or tax collector) must apply partial payments to debts in this order: (1) expenses the delinquency caused (including attorney fees, collection expenses, and collector's fees); (2) the late interest that has accrued; and (3) the principal, on the oldest tax first.

##### ***Waiving Interest Due to a Crime (§ 5)***

The bill requires municipalities to waive late payment interest on tax payments that were stolen if the taxpayer (1) reported the theft to police

when he or she discovered it and (2) gives the municipality a copy of the police report. Existing law, unchanged by the bill, requires municipalities to waive the interest for taxpayers who were victims of a crime and received payment under the state's crime victim compensation program.

### ***Joint Owners (§ 6)***

Conforming with existing practice, the bill specifies that if two or more people are responsible for paying an overdue tax or water or sanitation bill, the tax collector may send the written demand for payment to one owner and the demand will be considered to have gone to all the owners.

## **§§ 7-12 — TAX LIENS AND SALES**

### ***Continuing Liens (§§ 8-10)***

By law, real estate on which property taxes are owed is subject to an unrecorded lien for those taxes (CGS § 12-172). The bill requires, instead of allows, the tax collector to file a certificate in the land records to continue the lien if the taxes remain unpaid beyond a period set in existing law.

The bill also allows all municipalities, not just those with populations over 100,000 (as under current law), to adopt ordinances setting out how certificates to continue tax liens are incorporated into their land records. As under existing law, the ordinances may specify the form of the certificates and lien releases; the number of certificates and releases that are on each page; and the form, method, and time the pages are bound into tax lien books for the land records.

### ***Adjourning Sales (§§ 11 & 12)***

By law, tax collectors may adjourn (postpone) a tax sale for any reason (if there are no bids, for example). But when a collector adjourns the sale, he or she must issue notice of the place and date of the rescheduled sale, implying the postponement is for a defined time. The bill also allows them to postpone the sale indefinitely.

### ***Recorded Deed (§ 7)***

By law, once a property is sold through a tax sale and the tax collector's deed has been recorded in the land records for one year, no one can bring legal action claiming it is invalid, unless they allege fraud.

At this point, the bill specifies that a property's title is fully marketable and insurable unless (1) someone has, within that year, legally challenged the deed and recorded a notice filed in the land records that the property is subject to an ongoing legal proceeding (a lis pendens) and (2) the legal challenge results in a decision that requires otherwise.

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable Substitute

Yea 21    Nay 0    (03/13/2026)