



House Bill No. 6706

Public Act No. 13-247

AN ACT ESTABLISHING A LAND VALUE TAXATION PILOT PROGRAM.

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

Sec. 329. Section 12-63h of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2013*):

(a) The Secretary of the Office of Policy and Management shall establish a pilot program in [a single municipality] up to three municipalities whereby the [municipality] selected municipalities shall develop a plan for implementation of land value taxation that (1) classifies real estate included in the taxable grand list as (A) land or land exclusive of buildings, or (B) buildings on land; and (2) establishes a different mill rate for property tax purposes for each class, provided the higher mill rate shall apply to land or land exclusive of buildings. The different mill rates for taxable real estate in each class shall not be applicable to any property for which a grant is payable under section 12-19a or 12-20a.

(b) [To be eligible for the program a municipality shall (1) be a distressed municipality, as defined in subsection (b) of section 32-9p; (2) have a population of not more than twenty-six thousand; and (3) have a city manager and city council form of government.] The secretary shall establish an application procedure and any other criteria for the program and shall send a copy of such application procedure and any other criteria to the joint standing committee of the General Assembly having cognizance of matters relating to planning and development. The secretary shall not select a municipality for the pilot program unless the legislative body of the municipality has approved the application. The secretary shall send a notice of selection for the pilot program to the chief executive officer of the municipality and to the joint standing committee of the General Assembly having cognizance of matters relating to planning and development.

(c) After receipt of the notice of selection provided by the Secretary of the Office of Policy and Management pursuant to subsection (b) of this section, the chief [executive officer] elected official of such municipality shall appoint a committee consisting of (1) a representative of the legislative body of the municipality or where the legislative body is the town meeting, a representative of the board of selectmen; (2) a representative from the business community; (3) a land use attorney; and (4) relevant taxpayers and stakeholders. [to] Such committee shall prepare a plan for implementation of land value taxation. Such plan shall [(1)] (A) provide a process for implementation of differentiated tax rates; [(2)] (B) designate geographic areas of the municipality where the differentiated rates shall be applied; and [(3)] (C) identify legal and administrative issues affecting the implementation of the plan. The chief executive officer, the chief elected official, the assessor and the tax collector of the municipality shall have an opportunity to review and comment on the plan. On or before December 31, [2009] 2014, and upon approval of the plan by the legislative body, the plan shall be submitted to the joint standing committees of the General Assembly having cognizance of matters relating to planning and development, [and to] finance, revenue and bonding and commerce.

Approved June 19, 2013