



General Assembly

February Session, 2024

Raised Bill No. 224

LCO No. 1561



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT REQUIRING NOTICE OF REVALUATION TO CERTAIN OWNERS OF RESIDENTIAL BUILDINGS WITH DEFECTIVE CONCRETE FOUNDATIONS.

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

1 Section 1. Section 29-265d of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2024*):

3 (a) Any owner of a residential building who has obtained a written
4 evaluation from a professional engineer licensed pursuant to chapter
5 391 indicating that the foundation of such residential building was made
6 with defective concrete may provide a copy of such evaluation to the
7 assessor of the municipality in which such residential building is
8 located, and request a reassessment of the residential building. [by the
9 assessor.] Not later than ninety days after the receipt of [a] such copy,
10 [of such evaluation,] or prior to the commencement of the assessment
11 year next following, whichever is earlier, the assessor, [member of the
12 assessor's staff or person designated by the assessor] or the assessor's
13 designee, shall inspect the residential building and adjust its assessment
14 to reflect its current value. Such reassessment may be appealed pursuant

15 to section 12-111. Any reassessment under this section shall apply until
16 the next revaluation becomes effective or the concrete foundation is
17 repaired or replaced, and the assessor, [member of the assessor's staff or
18 person designated by the assessor] or the assessor's designee, adjusts the
19 assessment of the residential building, whichever is earlier. The assessor
20 shall, in writing and not later than ninety days prior to the
21 commencement of a revaluation, notify each owner of a residential
22 building that was reassessed pursuant to this subsection that such
23 residential building will be assessed during such revaluation.

24 (b) Notwithstanding the provisions of section 12-62, any [property]
25 residential building that has [had its assessment adjusted] been
26 reassessed pursuant to subsection (a) of this section shall be assessed
27 during each revaluation cycle to reflect its current value.

28 (c) [An] The owner of [a] any residential building that has [obtained
29 a reassessment] been reassessed pursuant to this section shall notify the
30 assessor if the concrete foundation of such residential building is
31 repaired or replaced. Such notification shall be made in writing [within]
32 not later than thirty days [of] after the repair or replacement of the
33 concrete foundation. Not later than ninety days after the receipt of such
34 notification, or prior to the commencement of the assessment year next
35 following, whichever is earlier, the assessor, [member of the assessor's
36 staff or person designated by the assessor] or the assessor's designee,
37 shall inspect the residential building and adjust its assessment to reflect
38 its current value.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2024	29-265d

Statement of Purpose:

To require municipal assessors to notify owners of residential buildings that have been reassessed due to defective concrete foundations of upcoming revaluation cycles, and make technical changes.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]