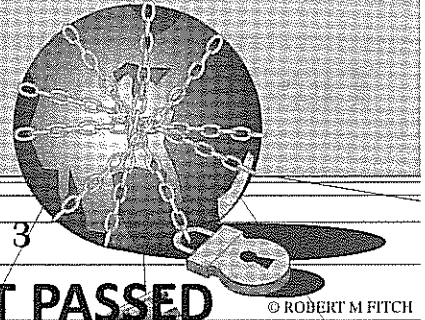


GROUND SWELL

A BI-MONTHLY PUBLICATION OF
COMMON GROUND-USA



MAY-JUNE 2013 / \$3.00

VOLUME 26, No. 3

CONNECTICUT LAW FOR LVT PASSED

© ROBERT M FITCH

By Joshua Vincent, Philadelphia, PA

On June 20, 2013, Governor Dannel P. Malloy signed HB-6706 into law as Public Act No. 13-247 adopted June 17, 2013. The document is over 300 pages so please see <http://www.urbantoolsconsult.org/In-the-NEWS.html> for specific information.

This legislation is a direct result of CSE's action throughout Connecticut over previous years as well as the presentation and filmed testimony provided by Joshua Vincent to the M.O.R.E. Commission on April 2, 2013 and extensive follow-up by our office team.

We are grateful for the active engagement and support of Connecticut Representatives Matt Ritter, Ed Vargas, Committee Chairman Jeff Berger, Roland Lemar and Senator Len Fasano. CSE provided detailed study and analyses in our follow-ups to their questions about the many implications of a land value based tax system.

We also extend our sincere appreciation to Hartford Councilman Larry Deutsch, MD, who first met with CSE during the 2012 Connecticut Conference of Municipalities.

Larry's support of LVT, along with his outreach to Representative Ritter and Representative Vargas ultimately helped CSE secure our place with the M.O.R.E. Commission where we were able to garner the support necessary to push LVT legislation through to the Governor's desk.

As you will see, CSE has much work left to do in CT over the FY 2013-2014:

Scheduling meetings and preparing documentation/presentations with CT Secretary of the Office of Planning and Management Benjamin Barnes and Deputy Secretary Karen Buffkin.

CSE has been in constant contact with New London's Mayor Daryl Finizio and his executive assistant Zak Leavy, as they have expressed an interest in implementation of LVT relative to their central business district.

Representative Jeff Bergerrita's support has also led to our scheduling meetings in his jurisdiction, Waterbury. We are evaluating the possibility of Waterbury covering costs of a complete analysis. If not, it will be up to our board of directors' funding efforts to dictate meetings and LVT analysis/reports to happen in Waterbury.

Meetings with officials in Hartford are in the process of being scheduled as are meetings with Council and Mayors from other distressed CT towns. Again, funding will play a role in how far our office staff are able to take action toward

Meetings with Bridgeport decision makers have taken place. Meetings with decision makers in New Haven as well as Bristol are also cities CSE staff hope we can manage and cover.

The HB-6706 text relevant to land value taxation is as follows:

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 up to three municipalities whereby the 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) 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 (continued on p. 16)