

Legislative History for Connecticut Act

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the town had actual knowledge. The notice should be validated.

THE CHAIR:

Are there further remarks? If there are no further remarks question is on acceptance of the committee's favorable report and passage of the bill. Those in favor will signify by saying AYE, opposed? The bill is passed.

THE CLERK:

Cal. No. 812. File No. 750. House Bill No. 4003. An act concerning audit of municipal accounts by the tax commissioner. Favorable report of the Joint Committee on Finance.

THE CHAIR:

Senator Falsey of the 8th District.

SENATOR FALSEY:

Mr. President, may this bill be held retaining its place.

THE CHAIR:

Cal. No. 812 will be passed over retaining its place on the calendar.

THE CLERK:

Cal. No. 813. File No. 748. Sub. for House Bill No. 3500. An act concerning taxation of agricultural land. Favorable report of the Joint Committee on Finance.

THE CHAIR:

Senator Proctor of the 20th District.

SENATOR PROCTOR:

Mr. President I move for acceptance of the committee's favorable report and passage of the bill.

THE CHAIR:

Will you remark?

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SENATOR PROCTOR:

Mr. President, this bill was originally in my Agriculture Committee. I think it's one of the outstanding bills to come out of this committee. It is really a mild and watered-down version of the original bill pertaining to taxation of agricultural land. You observe that the only change in it is the addition of the words 'agricultural land'. A Joint Sub-Committee of Agriculture and Finance decided that for the present the bill as presented here would be the best approach to the problem which is becoming increasingly serious every year, a bill which has come up for consideration for each of the last three sessions of the General Assembly. By adding the classification 'agricultural land' to the present list of real and personal property we believe we are accomplishing several objectives. No. 1, we are permitting local assessors to legally classify 'agricultural land' as such in their various towns. No. 2, we are giving statutory support to assessors who have been doing just this for years. At the public hearing several very interesting aspects of the problem were aired. Some of the most effective support came from non-farmer citizens from so-called bedroom towns who expressed very serious concern over the gradual disappearance of agricultural land in their communities. They point out that wherever this land has been taxed out of business it has been replaced by low cost houses. These have ultimately become tax problems because of the need for additional

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educational and other services. Their other consideration was the need for conserving the so-called green.....that are mushrooming suburban areas. Of particular importance in this bill is the fact that there is no attempt to abridge local option and our local assessors will have the final say on use of the confiscation of agricultural land. The Tax Department, through its tax consultant, Mr. Tarrant, has approved the bill and the joint sub-committee has also received the assurance of the bonding attorneys.

THE CHAIR:

Are there further remarks? If there are no further remarks, those in favor will signify by saying AYE, opposed? The bill is passed.

THE CLERK:

Cal. No. 814, File No. 687. Substitute for House Bill 3634
An act providing for the incorporation of the Loan Oak Water Co
Favorable report of the Joint Committee on Incorporations.

THE CHAIR:

Senator Proctor of the 20th District.

SENATOR PROCTOR:

Mr. President, I move for acceptance of the committee's favorable report and passage of the bill.

THE CHAIR:

Will you remark?

SENATOR PROCTOR:

This particular bill would charter a new water corporation

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MR. HARTNETT (WINDSOR):

It means that at the present time the Federal Savings and Loan Associations use the term "savings account" ; in the early days of the State chartered savings and loan they referred to these particular savings accounts as savings share accounts. At the present time all of the savings and loan associations actually are using the savings account rather than using the share terminology.

THE SPEAKER:

The gentleman from Shelton.

MR. TAYLOR (SHELTON):

Thank you. There's a typographical error. They capitalized the word, "word".

THE SPEAKER:

Will you remark further. If not, all those in favor of the bill indicate by saying Aye; opposed, No. The Ayes have it and the bill is PASSED.

THE CLERK:

Calendar No. 691, File No. 748, Substitute for House Bill No. 3500. An act concerning taxation of agricultural land. Favorable report, Joint Committee on Finance.

THE SPEAKER:

The gentleman from Lebanon.

MR. FRANKEL (LEBANON):

Mr. Speaker, I move the acceptance of the Committee's Joint favorable report and the passage of the bill.

THE SPEAKER:

The question is on acception of the Committee's favorable report and the passage of the bill. Will you remark.

MR. FRANKEL (LEBANON):

Mr. Speaker, this bill is a very mild, watered down version of the original bill pertaining to taxation of agricultural land that was heard by the Agriculture Committee originally. You will observe in your file that the change (End of Record #15).

(Record #16)

MR. TURNER (BETHANY):provide their own livelihood by farming. I'm sure that Bethany is not unique; I'm sure that farmers across the whole State of Connecticut are suffering from the same problem and that is an over-taxation. Mr. Speaker, I'm going to get a copy of this bill. I hope it will be passed and tonight I will deliver it to the Chairman of our Board of Assessors.

THE SPEAKER:

Will you remark further. The gentleman from Cornwall.

MR. CALHOUN (CORNWALL):

Mr. Speaker, I would like to commend the gentleman from Lebanon for his presentation of this bill. I believe it's a very

important bill to agriculture, indeed to all people in the State who are interested in keeping some open spaces in the State. I believe it's a good bill and I trust it will pass.

THE SPEAKER:

Will you remark further. The gentleman from Sharon.

MR. LAIRD (SHARON):

Mr. Speaker, Being assessor in our Town, I'm very much in favor of this bill. It will give us something to point our finger at when they are talking about these front acres that have to be assessed at a higher value.

THE SPEAKER:

Will you remark further. The gentleman from Glastonbury.

MR. SCOVILLE (GLASTONBURY):

Mr. Speaker, I have a question for the gentleman from Lebanon and through you I would like to ask him if he feels that this bill will enable land owners to hold land for long periods of time at a low tax rate in order to achieve a great increase in value when they finally sell it, and thereby hold up the natural development of land in various towns and cities in the State.

THE SPEAKER:

Would the gentleman from Lebanon care to respond.

MR. FRANKEL (LEBANON):

Through you, Mr. Speaker, this is exactly one of the

problems that the sub-committee took into consideration, and it's exactly why I pointed out that this is a very, very mild and watered down version of what we had hoped would come out. You will note that this basically leaves up to the judgment of your local assessors exactly the situation that you have brought up. If your local assessors feel there is a real attempt here to withhold land from the market, valuable land that is potential tax revenue for your town, your assessors will have to take the steps they feel necessary.

THE SPEAKER:

Will you remark further. The gentleman from Shelton.

MR. TAYLOR (SHELTON):

Mr. Speaker, through you I'd like to direct a question to the gentleman who reported the bill. The interpretation of this bill, does that mean that there's area designated as agricultural in the center of a real residential area - would their tax rate be different than the surrounding areas? On an acreage basis?

THE SPEAKER:

Does the gentleman from Lebanon have an answer to the question.

MR. FRANKEL (LEBANON):

Through you, Mr. Speaker, I believe the way your question was worded, the simple answer would be, No, the tax rate in any given town, the rate would be the same for anybody in that entire

town. You asked if the tax rate would be different. You mean the mill rate, don't you?

MR. TAYLOR (SHELTON):

What's the purpose of this bill, then?

MR. FRANKEL (LEBANON):

To allow for a different rate of assessment.

MR. TAYLOR (SHELTON):

Different than what?

MR. FRANKEL (LEBANON): Than...

THE SPEAKER:

Would the questions come through the Chair. I believe the gentleman from Lebanon is pointing out that the mill rate will not change the value of the assessment. The value placed on the property could be different, for tax purposes, not the mill rate itself. Will you remark further. If not, all those in favor indicate by saying Aye; opposed, No. The Ayes have it and the bill is PASSED.

THE CLERK:

Calendar No. 692, File No. 750, House Bill No. 4003. An act concerning audit of municipal accounts by the Tax Commissioner. Favorable report, Joint Committee on Finance.

THE SPEAKER:

The gentleman from Lyme.