

HB 7642

PA 743

1971

Finance

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House

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Senate

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**JOINT
STANDING
COMMITTEE
HEARINGS**

FINANCE

**PART 2
330-726**

1971

Representative James J. Clynes, presiding

Committee Members Present: Senators Cutillo, Rimer, Power, Dinelli
Representatives Pugliese, Gagliardi, Violette,
Martin, Spain, Clynes, Comstock, E. King,
Thornton, Fox, Gregorzek, Bigos, Nevas,
Holdridge, Genovesi

I am Representative Clynes, House Co-Chairman of this Committee. We notice this morning that there are a number of bills in here doing with tax relief for the elderly, in various forms. We have appointed a sub-committee which is chaired by Representative Spain, but, we will listen to any testimony here this morning but, we also ask you to make it short and turn over to him any information you might have. We also ask, that if you have any long statements you summarize them and leave them here with us for the Committee, and they will be entered into the record and discussed at our Executive meetings. We will now start with the Legislators who will speak this morning. Representative Clark.

Rep. Clark, 158th Dist.: I am appearing here for our Finance Commissioner in Stamford who could not make it because of other very urgent business. I really was not prepared to speak fully on this bill. I would like to go over with what I have on it. This is bill no. 6711. PENALTY FOR UNPAID MUNICIPAL TAXES, and to establish a.....of 25% to apply to all delinquent taxes, unpaid for 24 months or more. Such penalty to be added to interest charge on unpaid taxes, lien fees, and legal fees if any. Beginning with the 25th month, in other words, that would only be applied after the taxes have been overdue for 24 months. I find from he has told me, that there is only about 3% or so of the taxpayers who run into the arrears this way, and the trouble is that it isn't those who are really in need, the rest of us try to sacrifice something to pay our taxes on time, but, these are people who use the money for other ...they usually own a lot of property and they use this extra money for investing in more, and allow the city to wait. Now this is very hard for any city to do, especially in these days of needing funds. I would like very much to ask you also, if he may send some literature on this and just show you just how unfair this is to the other people. Now, I have here a letter from Martin Stillman, the Research Assistant, who went into this matter for me, at the time, and I would like to leave it. Thank you.

Rep. Gerald Stevens, 122nd Dist. Milford: I am here to speak on two bills. HB 7642 AN ACT CONCERNING THE ASSESSMENT OF UNIT HOUSING. By unit housing, I am referring to what perhaps some of you know, as condominiums, not the high-rise type, but the individual units which are joined together by common walls, which are the units that we first enacted legislation on in 1963. There are two problems that I would like to address myself first to this morning. The first involves HB 7642, which proports to change the

method of arriving at value of the commonly owned property. As you know in unit housing a great deal of the area is owned by each of the people who own a separate unit. Presently the law provides that the declarations which are filed when the property is first developed set the value. The value on the common property is very important because the cost of the individual unit owners is arrived at by sharing expenses based upon what percentage they own, of the common value. Now, presently when the declarations are filed, there is a value established. However, as prices increase as they have in the last 7-10 years, the value changes. Under the a law now, the declaration of value can only be changed by unanimous consent. All of the owners of the units involved. The bill which I have filed 7642, would change this. In section II of that bill, on line 32 it would change obviously when the municipalities reassesses. On line 32 that and should be an or. Or with the consent of 75% of all the unit owners. The idea behind this is, it would allow a fairer sharing in costs if the owners could by 75% agreeing at the time change the value of the commonly owned property. Also, in Section I of that bill we will see that the fair value, of the commonly owned property would be changed to the assessed value which appears on the Grand List of the municipalities. This also would allow a fairer share in cost in the common property. Now, the second bill 7639 also relates to unit ownership. This would allow associations of unit owners to appeal from decisions of local boards of tax revue. If you take a situation now where you have an association as all these unit ownerships do, and there are say 250 pieces of property, and the municipality reevaluates the property as they must every 10 years, in Connecticut now, you cannot have an action by the association on behalf of all of the members. Yet, it is prohibitive today for an individual member to take an appeal from the board of tax revue. It is prohibitive because part of the evaluation is based upon the interest in the common property. In Milford last year we had reevaluation, 10 members wanted to take an appeal, the cost of determining their interest in the commonly owned property was far in excess of the cost of getting appraisals on their ten individual units. You just cannot do it today, dollars and cents wise. This would merely allow the association to bring in action from the Board of Tax Revues decision on the avaluation of the units in the association and the commonly owned property. I realize that these are very technical bills, and would be happy to meet with the sub-committee if the Chairman decides it is necessary to go over this, also, there are people who are today who will be speaking later, who are members of the association in Milford which has this problem.

Rep. Camp, 163rd Dist.: Gentlemen, I am the representative from the 163rd Assembly District. I come today to speak in favor of HB 5649, and 7475. The former was introduced by Representative Comstock, the latter was introduced by myself. Both of these bills deal in the same field, and, that is the question of trying to pick up taxation on new construction, at an earlier time than is done at present laws. Those bills are 5649, and 7475. HB 5649, is I

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are raised from 50¢ to \$1.00. The cost of a certified copy of birth, death or marriage certificate is raised from \$1.00 to \$2.00. Presently, the towns pay the cost of copies of birth and death records and it is proposed to extend this to marriage certificate. This bill is a reasonable one and in light of increasing administrative costs in our municipalities and I urge its passage.

MR. SPEAKER:

Will you remark further on the bill? If not, the question is on acceptance of the joint committee's favorable report and passage of the bill, all those in favor indicate by saying aye, opposed? The bill is passed.

THE CLERK:

Page 7 of the calendar. Calendar No. 685, House Bill No. 7642, An Act Concerning the Assessment of Unit Housing, file number 638.

WOODROW T. VIOLETTE, 36th District:

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

MR. SPEAKER:

Question is on acceptance of the committee's favorable report and passage of the bill. Will you remark?

WOODROW T. VIOLETTE, 36th District:

Yes, this bill, Mr. Speaker, is a change in our present statutes which is along the line of some of our housekeeping

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to clean it up a little bit for clarification. It initially places the assessment value on the grand lists of a municipality on unit housing for tax purposes instead of the present language and terminology of market value. I think it is a good bill and I urge its passage.

MR. SPEAKER:

Will you remark further on the bill? If not, the question is on acceptance of the joint committee's favorable report and passage of the bill. All those in favor will indicate by saying aye, all those opposed. The bill is passed.

THE CLERK:

Calendar No. 688, House Bill No. 9227, An Act Providing for a Mandatory Jail Sentence for those who Operate a Car While Their Registration or License is Refused, Suspended or Revoked, file 630.

JOHN A. CARROZZELLA, 81st District:

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

MR. SPEAKER:

Question is on acceptance and passage, will you remark?

JOHN A. CARROZZELLA, 81st District:

Mr. Speaker, I'm sorry to say that the distinguished gentleman from the 42nd, Rep. Tudan, is not present in the Hall because this is his bill and I know that he has fought for some time for passage of this bill. The bill before us

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File 1186; Cal. 643, House Bill 6904, File 1582; Cal. 1150, House Bill 7901
File 1342; Cal. 1192, House Bill 7148, File 1334; Cal. 1204, House Bill 7256
File 1393; Cal. 1214, House Bill 7014, File 1423; Cal. 1226, House Bill 8914
File 1073; Cal. 1257, House Bill 7048, File 1464; Cal. 1262, House Bill 8271
File 1474; Cal. 1267, House Bill 9020, File 1457; Cal. 1271, House Bill 5049
File 1628; Cal. 1272, House Bill 5415, File 1632; Cal. 1273, House Bill 5627
File 1616; Cal. 1274, House Bill 5709, File 1630; Cal. 1275, House Bill 5714
File 1575; Cal. 1276, House Bill 5834, File 1569; Cal. 1277, House Bill 5938
File 1585; Cal. 1278, House Bill 6210, File 1627; Cal. 1279, House Bill 6367
File 1565; Cal. 1280, House Bill 6561, File 1555; Cal. 1281, House Bill 6674
File 1586; Cal. 1285, House Bill 7077, File 1556; Cal. 1287, House Bill 8272
File 1566; Cal. 1289, House Bill 8578, File 1579; Cal. 1290, House Bill 8799
File 1640; Cal. 1293, House Bill 9246, File 1638; Cal. 1294, House Bill 9256
File 1637; Cal. 1295, House Bill 9001, File 737; Cal. 629, House Bill 7642
File 638; Cal. 721, House Bill 7802, File 1127; Cal. 755, House Bill 8761
File 773; Cal. 802, House Bill 8658, File 906; Cal. 964, House Bill 6197
File 1359; Cal. 975, House Bill 7609, File 876; Cal. 990, House Bill 8561
File 1172; Cal. 1041, House Bill 9196, File 1232.

Mr. President, I move for the adoption of all those bills, I move for suspension of the rules, first of all, for consideration of those which were not single starred or were not double starred rather.

THE CHAIR:

All those in favor of suspension of the rules indicate by saying, "aye"
All those opposed? Suspension is granted.

SENATOR CALDWELL: