

Legislative History for Connecticut Act

SB 184

PA 58

1981

House 1459-1466 (8)

Senate 682-683, 793-794, 1106-1108,  
1112-1113 (9)

Finance, Revenue + Bonding 0

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CONNECTICUT  
GEN. ASSEMBLY  
HOUSE

PROCEEDINGS  
1981

VOL. 24  
PART 5  
1418-1823

House of Representatives

Wednesday, April 1, 1981 42  
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CLERK:

Senate Bill 1182.

Total number voting 147

Necessary for passage 74

Those voting yea 91

Those voting nay 56

Those absent not voting 4

SPEAKER ABATE:

The bill passes.

CLERK

Calendar No. 98, Substitute for Senate Bill 184, AN ACT CONCERNING CLAIMS FOR VETERANS PROPERTY TAX EXEMPTION BY THE OWNER OF A RESIDENTIAL DWELLING ON LEASED LAND. A Favorable Report of the Committee on Finance, Revenue and Bonding.

REP. RYBAK: (66th)

Mr. Speaker.

SPEAKER ABATE:

Rep. Michael Rybak of the 66th Assembly District.

REP. RYBAK: (66th)

Thank you, Mr. Speaker. I move acceptance of the Joint Committee's Favorable Report, and passage of this bill in concurrence with the Senate.

SPEAKER ABATE:

Rep. Rybak, excuse me, sir. Rep. Rybak, excuse me, sir. Would the House of Representatives please come to order. Would the House please come to order. Would the members please be seated. The Chair, will again, remind the members if they must discuss matters with other members at length, that they do so outside of this Chamber. The Chair would again remind the members that if they must discuss matters with staff, that they do so outside of this Chamber. Again, the Chair recognizes that at times very brief discussions must occur inside the Chamber. The Chair will allow for such brief discussions. The Chair will not allow discussions at length within this Chamber.

I had someone mention to me the other day that the hearing in the Chamber is not good because of the acoustics, claiming that since we painted the walls in this Chamber, the acoustics have been affected, and that's why people can't hear. I would suggest the reason why people can't hear is because the noise level in this Chamber makes hearing sometimes impossible.

Rep. Rybak.

REP. RYBAK; (66th)

Thank you, Mr. Speaker. I move acceptance of the Joint Committee's Favorable Report and passage of this bill in concurrence with the Senate.

SPEAKER ABATE:

The question is on acceptance of the Joint Committee's Favorable Report and passage of the bill in concurrence with the Senate. Will you remark now, sir.

REP. RYBAK: (66th)

Yes, Mr. Speaker, the Clerk has in his possession an amendment bearing LCO No. 5452. Would the Clerk please call and may I be permitted to summarize?

SPEAKER ABATE:

The Clerk has in his possession an amendment, LCO No. 5452, designated House Amendment Schedule "A". Will the Clerk please call the amendment.

CLERK:

LCO No. 5452, designated House Amendment Schedule "A" offered by Rep. Moynihan of the 10th District.

SPEAKER ABATE:

The gentleman has requested leave of this Chamber to summarize this amendment in lieu of Clerk's reading. Is there objection? Is there objection to summarization? Hearing none, you may proceed to summarize the amendment, Rep. Rybak.

REP. RYBAK:

Thank you, Mr. Speaker. This amendment defines the term "lessee" and "sub-lessee" for purposes of the main bill,

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Senate Bill 184, and it also defines those terms with respect to their usage in Chapter 204a of the General Statutes referring to elderly circuit breaker. I move adoption of the amendment.

SPEAKER ABATE:

The question is on adoption of House Amendment Schedule "A". Will you remark further on its adoption? Will you remark further on the adoption of this amendment. If not, all those in favor of its adoption, please indicate by saying aye.

REPRESENTATIVES:

Aye.

SPEAKER ABATE:

All those opposed, nay.

The ayes have it.

It's adopted and ruled technical.

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House Amendment Schedule "A".

After line 16 and before line 17, insert a new section 2 and section 3 as follows:

"Sec. 2. Section 12-64 of the general statutes is repealed and the following is substituted in lieu thereof:

All the following mentioned property, not exempted, shall be set in the list of the town where it is situated and, except as otherwise provided by law, shall be liable to taxation at a uniform percentage of its present true and actual valuation, not exceeding one hundred per cent of such valuation, to be determined by the assessors: Dwelling houses, garages, barns,

sheds, stores, shops, mills, buildings used for business, commercial, financial, manufacturing, mercantile and trading purposes, ice houses, warehouses, silos, all other buildings, house lots, all other building lots, agricultural lands, shell-fish lands, all other lands, quarries, mines, ore beds, fisheries, property in fish pounds, machinery and easements to use air space whether or not contiguous to the surface of the ground. An easement to use air space shall be an interest in real estate and may be assessed separately from the surface of the ground below it. Any interest in real estate shall be set by the assessors in the list of the person in whose name the title to such interest stands on the land records and, if the interest in real estate consists of an easement to use air space, whether or not contiguous to the surface of the ground, which easement is in the form of a lease for a period of not less than fifty years, which lease is recorded in the land records of the town and provides that the lessee shall pay all taxes, said interest shall be deemed to be a separate parcel and shall be separately assessed in the name of the lessee, and if the interest in real estate consists of a lease of land used for residential purposes which allows the lessee to remove any or all of the structures, buildings or other improvements on said land erected or owned by the lessee, which lease is recorded in the land records of the town and provides that the lessee shall pay all taxes with respect to such structures, buildings, or other improvements, said interest shall be deemed to be a separate parcel and said structures, buildings or other improvements shall be separately assessed in the name of the lessee, provided such separate assessment shall not alter or limit in any way the enforcement of a lien on such real estate in accordance with chapter 205, for taxes with respect to such real estate including said land, structures, buildings or other improvements. Land, buildings and easements to use air rights within highway rights-of-way leased by the state to nonexempt lessees shall be assessed and taxed on an ad valorem basis to the lessees. FOR PURPOSES OF DETERMINING THE APPLICABILITY OF THE PROVISIONS OF THIS SECTION TO ANY SUCH INTEREST IN REAL ESTATE, THE TERM "LESSEE" SHALL MEAN ANY PERSON WHO IS A LESSEE OR SUBLESSEE UNDER THE TERMS OF THE LEASE AGREEMENT IN ACCORDANCE WITH WHICH SUCH INTEREST IN REAL ESTATE BE ESTABLISHED."

Sec. 3. Section 12-170a of the general statutes is amended by adding subdivision (h) as follows:

(NEW) (h) "Any person who is the owner of a residential

dwelling on leased land, including any such person who is a sublessee under terms of the lease agreement applicable to such land, shall be entitled to claim tax relief under the provisions of this section, subject to all requirements therein except as provided in this subdivision, with respect to property taxes paid by such person on the assessed value of such dwelling, provided (1) the dwelling is such person's principal place of residence, (2) such lease of sublease requires that such person as the lessee or sublessee, whichever is applicable, pay all property taxes related to the dwelling and (3) such lease or sublease is recorded in the land records of the town."

Renumber the remaining section accordingly.

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SPEAKER ABATE:

Will you remark further on this bill as amended by House Amendment Schedule "A"?

REP. RYBAK: (66th)

Mr. Speaker.

SPEAKER ABATE:

Rep. Rybak.

REP. RYBAK: (66th)

Thank you, Mr. Speaker. As amended, this act provides that any person entitled to exemption under Section 1281-19, and 1281-26 of the general statutes relating to veterans property tax exemptions, and who is an owner of a residential dwelling on leased land, including anyone who is a sublessee under the terms of a lease, may claim the veterans property tax exemption provided that the dwelling is the veterans principal place of

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residence. That the lessee or the sublessee is required by the terms of the lease to pay all the property tax related to the dwelling, and that the lease or sublease is recorded in the land records of the Town Clerk. Might I also add, that the purpose of this bill is simply to extend the veterans property tax exemptions now on the books to those veterans, who have, for instance, a trailer, which they own and pay taxes on, on leased land, or the situation that we're find more and more prevalent in the State of Connecticut today, where we have the policy of land leasing, where developers will sell a dwelling to a buyer, but the underlying property is retained by the development corporation, and leased from the development corporation. This act provides consistency in our property tax exemptions. I urge adoption.

SPEAKER ABATE:

Will you remark further on this bill as amended by House Amendment Schedule "A"? Will you remark further on the bill?

If not, will all the members please be seated. Staff and guests, come to the well of the House. The machine will be opened.

The House of Representatives is voting by roll at this time. Would the members please return to the Chamber immediately. The House of Representatives is voting by roll at this time.

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Would the members please return to the Chamber immediately?

Have all the members voted? Have all the members voted?

Would the members please check the roll call machine to determine if their vote is properly cast.

The House of Representatives is voting by roll at this time. Would the members please return to the Chamber immediately.

The House of Representatives is voting by roll at this time.

Would the members please return to the Chamber immediately.

Have all the members voted? Would the members please check the roll call machine to determine if their vote is properly recorded. The machine will be locked and the Clerk will take the tally.

Would the Clerk please announce the tally?

CLERK:

Senate Bill No. 184 as amended by House Amendment Schedule "A".

Total number voting	146
Necessary for Passage	74
Those voting Yea	146
Those voting Nay	0
Those absent and not voting	5

SPEAKER ABATE:

The bill passes.

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CONNECTICUT  
GEN. ASSEMBLY  
SENATE

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## 1981 GENERAL ASSEMBLY

## SENATE

WEDNESDAY  
MARCH 25, 1981

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LFU

that this be placed on the Consent Calendar.

THE CHAIR:

Hearing no objections, so ordered.

THE CLERK:

Calendar 63, File 67, Substitute for Senate Bill 184, AN ACT CONCERNING CLAIM FOR VETERANS' PROPERTY TAX EXEMPTION BY THE OWNER OF A RESIDENTIAL DWELLING ON LEASED LAND, with a Favorable Report of the Committee on Finance, Revenue and Bonding.

THE CHAIR:

Senator Casey.

SENATOR CASEY:

Mr. President, I move for passage of this Bill.

THE CHAIR:

Will you remark?

SENATOR CASEY:

Yes, Mr. President. This Act simply provides Veterans' Exemptions to those who qualify, to those individuals who lease or sublease property. If there are no objections, Mr. President, I ask that it be placed on the Consent

## 1981 GENERAL ASSEMBLY

## SENATE

WEDNESDAY  
MARCH 25, 1981

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Calendar.

THE CHAIR:

Hearing none, so ordered.

THE CLERK:

Moving to page five of today's Calendar, page 5, Calendar 65, File 72, Substitute for Senate Bill 665, AN ACT CONCERNING SUSPENSION AND TERMINATION OF VENDORS INVOLVED IN MEDICARE AND MEDICAID FRAUD, with a Favorable Report of the Committee on Human Services. And the Clerk has two Amendments.

THE CHAIR:

Senator Martin.

SENATOR MARTIN:

Mr. President, I move acceptance of the Joint Committee's Favorable Report and passage of the Bill.

THE CHAIR:

The Clerk will please call the Amendments in their proper order.

THE CLERK:

The Clerk is in the process of distributing the

## 1981 GENERAL ASSEMBLY

## SENATE

WEDNESDAY

MARCH 25, 1981

HB 5228, HB 5121, SB 237, SB 1212, SB 1210, SB 340, SB 648, <sup>150</sup> LFO  
 SB 243, HB 5150, HB 5958, HB 5966, HB 5967, HB 6792, HB 5188

Consent Calendar, page one, Calendar 32; page two, Calendar 48, 49, 51, 52. Page three, Calendar 53, 54, 55 and 57. Page four, Calendar 61, 62, 63. Page five Calendar 65, 66, 67, 68, 69 and 70. Page six, Calendar 72 and 76. Page seven, Calendar 79, 80 and 81. Page eight, Calendar 83, 84, 86, 88, 89. Page nine, Calendar 91, 94. That concludes today's Consent Calendar.

THE CHAIR: SB 1123, SB 439, SB 441, SB 646, SB 652, SB 695, SB 696, SB 1115, SB 1157, SB 1181, SB 1182, SB 184, SB 665, SB 1124, HB 5079, HB 5211  
 Any corrections, omissions, additions? Clerk

please make an announcement for an immediate Roll Call.

THE CLERK:

An immediate Roll Call has been called for in the Senate. Will all Senators please take their seats. An immediate Roll Call has been called for in the Senate. All Senators please be seated.

THE CHAIR:

The machine is open. Please record your vote. The machine is closed. Clerk please tally the vote.

The result of the vote:

36 YEA

0 NAY

## 1981 GENERAL ASSEMBLY

## SENATE

WEDNESDAY  
MARCH 25, 1981

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The Consent Calendar is adopted. Senator Casey.

SENATOR CASEY:

Mr. President, I'd like to make an announcement that the Public Safety Committee will have a special meeting Friday, March 27th at 2:00 P.M., in Room 419.

THE CHAIR:

Senator Skowronski.

SENATOR SKOWRONSKI:

Mr. President, also an announcement. The Environment Committee meeting scheduled for Friday, March 27th at 10:00 A.M., has been cancelled. We will meet tomorrow, Thursday, at 10:00 A.M., and Monday, the 30th at 10:00 A.M. Thank you.

THE CHAIR:

Senator Fahey.

SENATOR FAHEY:

Mr. President, thank you. The Appropriations Committee will meet tomorrow at 10:00 A.M., in Room 310. The purpose is to act upon Bills. Thank you.

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CONNECTICUT  
GEN. ASSEMBLY  
SENATE

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965-1365

Wednesday, April 8, 1981

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this is that the polycarbonate milk container is a hard plastic container and there is very little risk that any bacteria or other foreign material would permeate the hard plastic container, therefore, the need for a snifter is no longer needed and would result in savings to the milk retailers and the milk distributors. As I said, the Department of Agriculture has asked for this.

If there is no objection or no moves or whatever, I would move it to the CONSENT CALENDAR.

THE PRESIDENT:

Senator Morano was impressed with the snifter more than he was with anything else.

SENATOR SKOWRONSKI:

Mr. President, I am sure it brought back fond memories of those brandy snifters that he has had in his abode in Fairfield County.

THE PRESIDENT:

Hearing no objection, so ordered.

THE CLERK:

Moving to page twenty-three of the Calendar, under the heading of Disagreeing Actions, Cal. 63, File 67 and 229. Substitute for Senate Bill 184. AN

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ACT CONCERNING CLAIM FOR VETERANS PROPERTY TAX  
EXEMPTION BY THE OWNER OF A RESIDENTIAL DWELLING ON  
LEASED LAND, as amended by House Amendment Schedule  
A. Favorable report of the Committee on Finance,  
Revenue and Bonding. The Senate passed the bill on  
March 25.

THE PRESIDENT:

Senator Beck.

SENATOR BECK: (29th)

Mr. President, I move acceptance of the com-  
mittee's favorable report and acceptance of the bill  
as amended by House Amendment Schedule A.

THE PRESIDENT:

Will you remark?

SENATOR BECK:

Mr. President, the purpose of this legislation  
originally was to provide that veterans exemptions for  
taxation purposes could be provided to the owner of a  
residential dwelling on leased land. The amendment in  
the House provided that in the case where the dwelling  
is the principal place of residence, the leasee or the  
subleasee is required by the lease to pay all property  
taxes related to the dwelling and the lease or sublease  
is recorded in town records of the town. Where that is

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roc

the case, then anyone involved in such a transaction where there are eligibility standards met for any tax relief programs at the local level may be given that relief.

I move that the bill be accepted as amended by House Amendment Schedule A and that it be placed on the CONSENT CALENDAR.

THE PRESIDENT:

Hearing no objection, so ordered.

THE CLERK:

Cal. 79, under the heading of Disagreeing Actions, File 90. Senate Bill 1210. AN ACT CONCERNING JUDGMENTS IN CIVIL ACTIONS, as amended by House Amendment Schedule A. Favorable report of the Committee on Judiciary. Senate passed the bill on March 25.

THE PRESIDENT:

Senator Owens.

SENATOR OWENS: (22nd)

Mr. President, I move acceptance of the joint committee's favorable report and passage of the bill as amended by House Amendment Schedule A.

THE PRESIDENT:

Will you remark?

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the Consent Calendar. Are you ready to proceed with that call, Mr. Clerk?

THE CLERK:

The Clerk is now prepared to move on today's CONSENT CALENDAR.

Page three - Cal. 114, Cal. 115. Page four - HB 7141, 7142  
 Cal. 124, Cal. 125, Cal. 126, Cal. 127. Page five - SB 125, 1141, 1252  
1365  
 Cal. 129 and Cal. 131. Page six - Cal. 136, Cal. 137, SB 1367, 346, 116  
1160  
 Page seven - Cal. 141, 142, 143 and 144. Page eight - SB 1253, 1255, 1363  
1288  
 Cal. 147, 150 151. Page nine - Page 154, 156, 157. SB 1371, 876, 1176  
828, 1198, 1239  
 Page ten - Cal. 158, 159, 161 163. Page eleven - SB 1199, 1201, 650, 817  
 Cal. 166, 168 and 169. Page twelve - Cal. 170, Cal. SB 1175, 907, 647, 651  
 171, Cal. 172, 175 and 176. Page thirteen - Cal. 181. SB 1222, 1296,  
HB 7271, 7216, 7218  
 Page twenty-three - Cals. 63 and 79. SB 184, 1210

That concludes today's Consent Calendar.

THE PRESIDENT:

Any corrections or omissions? If not, the Clerk will make a call for the immediate roll call.

THE CLERK:

An immediate roll call has been called for in the Senate. Will all senators please take their seats. An immediate roll call has been called for in the Senate. Will all senators please be seated.

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THE PRESIDENT:

The machine is open. Please record your vote.  
The machine is closed. The Clerk please tally the  
vote.

Result of the vote: 35 Yeas - 0 Nays. THE  
CONSENT CALENDAR IS ADOPTED.

Senator Schneller.

SENATOR SCHNELLER:

Mr. President, I am going to ask that we recess  
for a technical matter. There is a bill coming over  
from LCO that we do want to read into the Calendar  
today. However, prior to asking for a recess, I do  
want to advise the members of the circle that we will  
be meeting tomorrow at two o'clock and the minimum  
markup bill will be the Order of the Day.

And to give you a sense of what will be happening  
in the next couple of weeks, we are going to change our  
normal schedule a little in order to allow the  
Appropriations Committee to meet on certain days in  
order to get the budget out. So next week, we will be  
meeting on Tuesday, April 14, for the session at one  
o'clock. The following week we are going to meet on  
Monday and Tuesday. At the present time, both sessions  
have been scheduled for one o'clock.