



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 Section 29-265d of the general statutes is repealed and the  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

**PD** Joint Favorable