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CITY OF DANBURY

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MEMORANDUM

DATE: January 30, 2012
TO: Hon. Mark D. Boughton via the City Council
FROM: David St. Hilaire, Director of Finance
RE: Extension of Property Tax Phase-In (2011)

In May 2008 the Council elected, due to the special economic circumstances that continue to exist in this country and in this City, to authorize a four (4) year phase-in of the October 1, 2007 revaluation property assessment. The Council, in May 2010, by separate resolution, reaffirmed the "freeze" of the 2009 phase-in rate for the 2010 year.

Now, in January 2012, we must exercise a final (fifth year) phase-in, and as authorized by statute, pending the completion of the new revaluation to come in late 2012. By doing so, we secure a reasonable, rational and fair tax rate and assessment for residential property owners in a way that is consistent with the law and with sensible economic policy and need at this time.

By implementing a final phase-in year, we can provide our constituents with the continuation of a known and working policy, while we prepare for the 2012 full revaluation to come. In accordance therewith, please give consideration to the adoption of the attached resolution.

Please feel free to contact this office if you have any questions.

"fifthyear"

Cc: CML



RESOLUTION

19-1

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A.D. 2012

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, pursuant to Section 12-62c of the Connecticut General Statutes, together with relevant related provisions thereof, the City of Danbury is authorized to exercise a fifth and final year of a phase-in first authorized by this Council in 2008; and

WHEREAS, such a continued phase-in would permit the assessor to assess real property at a phase-in rate consistent with law and with true and actual values that make such continued phase-in necessary; and

WHEREAS, the implementation of a continued phase-in for the 10/1/11 List Year will result in an assessment of real property values at less than the uniform rate of seventy (70%) percent up through the 2012 revaluation to come; but not less than the "freeze" rate of 62% authorized for the 10/1/10 List Year; and

WHEREAS, a continued, gradual increase in said assessed values would be in the best interest of the residents and taxpayers of the City of Danbury.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT, pursuant to the provisions of law, including Connecticut General Statutes Section 12-62c et seq., the City of Danbury maintains the program of property tax phase-in implementation first authorized by this Council in 2007, through and including the 10/1/11 List Year at a rate to be determined by the City Assessor.

BE IT FURTHER RESOLVED THAT the City Assessor is authorized to implement the provisions of this authorization, that the submission of a Grand List incorporating this allowance is herewith ratified and any other and necessary authorizations required therefore are hereby authorized.