WORKING DRAFT

General Assembly

Bill No.

Referred to Committee on

Introduced by:

AN ACT CONCERNING SPECIAL BENEFIT ASSESSMENTS ON CENTRAL BUSINESS DISTRICTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1   Section 1. (NEW) (*Effective October 1, 2013*) (a) On and after October
2   1, 2013, any municipality may, by ordinance, designate a central
3   business district within the municipality. Upon designation of a central
4   business district, a municipality may, by vote of its legislative body or,
5   where the legislative body is a town meeting, by vote of the board of
6   selectmen, impose a levy upon the taxable interests in real property
7   within such district, the revenues from which may be used at the
8   discretion of the governing board of the district to carry out capital
9   improvement projects within such district. All moneys collected
10   pursuant to such levy shall be deposited into a separate account to be
11   used by the officers of the district elected in accordance with
12   subsection (b) of this section for district initiatives.

13   (b) (1) For purposes of this subsection, "district" means a commercial
14   business district established pursuant to subsection (a) of this section
15   and "voter" means (A) any person who is an elector of the district, (B)

16 any citizen of the United States of the age of eighteen years or more
17 who, jointly or severally, is liable to the district for taxes assessed
18 against such citizen on an assessment of not less than one thousand
19 dollars on the last-completed grand list of such district or who would
20 be so liable if not entitled to an exemption under subdivision (17), (19),
21 (21), (22), (24), (25) or (28) of section 12-81 of the general statutes, or (C)
22 holders of record of an interest in real property within the district.

23 (2) The chief elected officer of the municipality shall call an
24 organizational meeting of the district by publishing notice of such
25 meeting in a newspaper having a general circulation in such district at
26 least ten days before the day of such meeting, which notice shall
27 designate the time and place of such meeting and the business to be
28 transacted thereat. At the first organizational meeting of the district,
29 the voters shall fix the date of the annual meeting of the voters for the
30 election of district officers and the transaction of such other business as
31 may properly come before such annual meeting. At such
32 organizational meeting of the district, the voters shall elect a president,
33 vice-president, five directors, a clerk and a treasurer to serve until the
34 first annual meeting for the election of officers and thereafter such
35 officers shall be elected annually. Not fewer than three members of the
36 directors shall be residents of the state of Connecticut. Not fewer than
37 fifteen voters of the district shall constitute a quorum for the
38 transaction of business at such organizational meeting of the district. If
39 fifteen voters are not present at such meeting, the chief elected official
40 may adjourn such meeting from time to time, until at least fifteen
41 voters are present. Special meetings of the district may be called on the
42 application to the clerk of ten per cent of the total number of voters of
43 such district or twenty of the voters of such district, whichever is less,
44 or by the president or any three directors upon giving notice as
45 provided in this subdivision. Any special meeting called on the
46 application of the voters shall be held not later than twenty-one days
47 after the clerk receives such application. Notice of the holding of the
48 annual meeting and all special meetings shall be given by publication

49 of a notice of such meetings in a newspaper having a general
50 circulation in such district at least ten days before the day of such
51 meetings, signed by the president or any three directors, which notice
52 shall designate the time and place of such meetings and the business to
53 be transacted thereat. Two hundred or more persons or ten per cent of
54 the total number of voters of such district, whichever is less, may
55 petition the clerk of such district, in writing, at least twenty-four hours
56 prior to any such meeting, requesting that any item or items on the call
57 of such meeting be submitted to the voters not less than seven or more
58 than fourteen days after the date of such petition, on a date to be set by
59 the district meeting or, if the district meeting does not set a date, by the
60 board of directors, or a vote by paper ballots or by a "yes" or "no" vote
61 on the voting machines, during the hours between twelve o'clock noon
62 and eight o'clock p.m., except that any district may, by vote of its
63 board of directors, provide for an earlier hour for opening the polls but
64 not earlier than six o'clock a.m. The paper ballots or voting machine
65 ballot labels, as the case may be, shall be provided by the clerk. When
66 such a petition has been filed with the clerk, the president, after
67 completion of other business and after reasonable discussion, shall
68 adjourn such meeting and order such vote on such item or items in
69 accordance with the petition; and any item so voted may be rescinded
70 in the same manner. The clerk shall phrase such item or items in a
71 form suitable for printing on such paper ballots or ballot labels. Not
72 fewer than fifteen voters of the district shall constitute a quorum for
73 the transaction of business at any meeting of the district. If fifteen
74 voters are not present at such meeting, the president of the district or,
75 in such president's absence, the vice-president, may adjourn such
76 meeting from time to time, until at least fifteen voters are present. All
77 meetings of the district where a quorum is present may be adjourned
78 from time to time by a vote of a majority of the voters voting on the
79 question.

80   (3) For purposes of voting at meetings held by such district, any
81 tenant in common of any interest in real property shall have a vote

82 equal to the fraction of such tenant in common's ownership of such
83 interest. Any joint tenant of any interest in real property shall vote as if
84 each such tenant owned an equal fractional share of such real
85 property. A corporation shall have its vote cast by the chief executive
86 officer of such corporation, or such officer's designee. Any entity that is
87 not a corporation shall have its vote cast by a person authorized by
88 such entity to cast its vote. No owner shall have more than one vote.

89 (4) No holder of record of an interest in real property shall be
90 precluded from participating in any district meeting or referendum
91 because of the form of entity that holds such interest, whether such
92 holder of record is (A) a corporation, partnership, unincorporated
93 association, trustee, fiduciary, guardian, conservator or other form of
94 entity, or any combination thereof, or (B) an individual who holds
95 interests jointly or in common with another individual or individuals,
96 or with any one or more of the entities listed in subparagraph (A) of
97 this subdivision.

98 (5) The district may contract with a town, city or person for carrying
99 out any of the purposes for which such district was established
100 pursuant to subsection (a) of this section.

101 (6) The clerk of the district shall submit project activity reports
102 quarterly to the legislative body of the municipality or, where the
103 legislative body is a town meeting, to the board of selectmen of the
104 municipality. Such reports shall provide information and updates on
105 the projects undertaken by the district, including the status of any
106 items as the legislative body or board of selectmen may request.

This act shall take effect as follows and shall amend the following sections:		
Section 1	*October 1, 2013*	New section

Statement of Purpose:
No SOP.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]