

# ASSESSMENT DEFERRAL APPLICATION BLIGHTED PROPERTY HARTFORD, CONNECTICUT

Pursuant to P.A. 97-320, of the State of Connecticut, an application for an assessment deferral must be filed prior to work commencing.

Return applications to:

An itemized estimate of the cost of the improvements and a timetable detailing the schedule must be attached to this application.

Assessor's Office  
Attn: John Philip, CCMA II  
550 Main Street  
Room 108  
Hartford, CT 06103  
Fax Number (860) 722-6142

**Highlighted sections must be completed.**

Please print or type.

	<b>Property Owner:</b>	Grand List of:	List Number:
Name		No. & Street	<b>Property Description:</b>
Address			
City/State/Zip			Map/Block/Lot
Name	<b>Applicant:(if different from owner)</b>	Property Type	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Apartment
Address		<b>Description of Improvements:</b>	
City/State/Zip			
Name	<b>Correspondence &amp; Contact:</b>		
Address			
City/State/Zip		<b>Intended Use:</b>	
Phone No.		<b>Total Cost</b>	\$
<i>Signature of Property owner or duly authorized agent (attach evidence of authorization)</i>			<i>Date</i>
X			

**Additional Comments:**

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***Do not write below this line: Assessment Use Only***

Application      Approved      Denied:

X      Date of Decision:

(signature)

## Reduction In Assessment For Rehabilitated Structures

The new deferral program was created by an act of the legislature (P.A. 97-320) and adopted by ordinance of the Hartford City Council in April of 1998. Essentially it is a program designed to give a reduction in the annual assessment for a blighted building that is rehabilitated.

The definition of a blighted building is found in Hartford Municipal Code Section 9-91. It states in part that the building must be a "a menace to the public health, safety, or welfare in its present condition or use".

### To qualify for the assessment deferral the following criteria must be met:

**Residential** 1-3 family, co-ops, condominiums, and Apartments (4 family & up)

Building must be at least 15 years old

Investment in the building shall be at least 30% of the total assessed value as of the last reval.

**Commercial & Industrial**

Buildings must be at least 20 years old

Investment in the building shall be at least 40% of the total assessed value as of the last reval.

The building is within 1,500 feet of property classified as residential.

No building shall be eligible unless appropriate building permits have been acquired, and application for such permits are made at the same time as the filing for an assessment deferral with the City Assessor.

Any rehabilitated structure must meet all zoning requirements and conform to the city plan of development. Within seven (7) days of completion of improvements and issuance of a certificate of occupancy, the assessor must be notified.

**Prior to any work commencing and before such real property will be considered for a deferral, a Request for Deferral application shall be filed with the Department of Assessment which shall include:**

1. A description of the parcel
2. A description of the planned improvements thereon and intended use
3. An itemized estimate of the cost of those improvements
4. A timetable detailing the schedule of improvements

Any property meeting all of the necessary requirements shall have the assessment on the building reduced for a period of nine (9) years from the time a certificate of occupancy has been issued. Such adjustment shall reflect the current market value of the structure prior to rehabilitation and shall defer any increase in assessment attributable to such improvement according to the following schedule:

Year	% of Increase Deferred
1	100
2	100
3	100
4	100
5	100
6	80
7	60
8	40
9	20
10	0

Assessments are subject to change resulting from scheduled revaluations.