

AN ORDINANCE
FOR THE ABATEMENT OF PROPERTY TAXES FOR
HOUSING FOR LOW OR MODERATE-INCOME PERSONS

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Ledyard Town Clerk
Dorcas A. Fyfe

Be it Ordained by the Town Council of the Town of Ledyard:

Section 1: Authorization

Pursuant to the authority granted in Section 8-215 of the Connecticut General Statutes a program is hereby established under which property taxes will be abated on housing solely for elderly persons of low or moderate-income persons or families, or disabled persons of low or moderate income.

Section 2: Eligibility

Properties eligible for this abatement are "affordable housing" as defined in Section 8-39a of the Connecticut General Statutes and limit use of the Property to occupancy by elderly residents or disabled residents who meet the requirements within "families of low or moderate income" as defined by Section 8-39(e) and Section 8-39(f) of the Connecticut General Statutes.

Such tax abatement shall be used for one or more of the following purposes:

- (1) To reduce rents below the levels which would be achieved in the absence of such abatement and to improve the quality and design of such housing;
- (2) To effect occupancy of such housing by persons and families of varying income levels within limits determined by the Commissioner of Economic and Community Development by regulation, or
- (3) To provide necessary related facilities or services in such housing.

Such abatement shall be made pursuant to a contract between the municipality and the owner of any such housing, which contract shall provide the terms of such abatement, that moneys equal to the amount of such abatement shall be used for any one or more of the purposes herein stated, and that such abatement shall terminate at any time when such housing is not solely for low or moderate-income persons or families. The Town Council of the Town of Ledyard shall have the authority to enter into such contracts for the Town of Ledyard.

Section 3: Application

Property owners/Developer desiring this abatement shall submit an Application for the Abatement of Property Taxes to the Ledyard Tax Assessor. Additionally, an applicant shall submit a certified appraisal of the property including assessment or restrictions to the Ledyard Tax Assessor. The Tax Assessor will verify the eligibility of the property with the Planning Department and will determine the assessment value of the applicable real property based on the certified appraised value with easements and restrictions.

Section 4: Severability

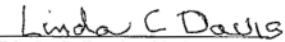
If any provision of this Ordinance shall be held invalid by a court having competent jurisdiction, such invalidity shall not affect any of the other provisions of this Ordinance that can be given effect without the invalid provision and for this purpose the provisions of this Ordinance are hereby declared severable.

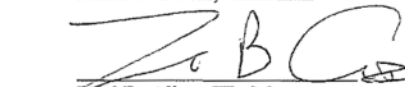
Section 5. Effective Date

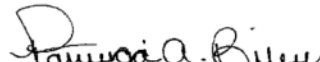
Adopted: October 10, 2012

Effective Date: November 6, 2012

Renumbered by the Ledyard Town Council on: September 25, 2019


Linda C. Davis, Chairman


Fred B. Allyn, III, Mayor


Patricia A. Riley, Town Clerk

Revision: Ordinance #129 "*An Ordinance for the Abatement of Property Taxes for Housing for Low or Moderate-Income Persons*" Adopted October 10, 2012; Effective: November 6, 2012.

History:

The Twenty-fourth Town Council (2017- 2019) Ordinance Update Initiative: Renumbered Ordinance #129 "*An Ordinance for the Abatement of Property Taxes for Housing for Low or Moderate-Income Persons*" to Ordinance # 200-006.

2019: Added Section 5 "Effective Date" to be consistent with Town of Ledyard Ordinance Format. No substantive changes were made to the ordinance.