

Finance, Revenue and Bonding Committee PUBLIC HEARING AGENDA
Monday, March 15, 2021 - 9:00 AM in Zoom & YouTube Live

SB821 & HB6187 Creates a STATE PROPERTY TAX on residential real estate, increases taxes on estates, surcharge tax on capital gains of dividend and interest income, increases corporate tax rate & surcharge rate and increases marginal personal income tax rate.

SB171 AN ACT ESTABLISHING A STATE-WIDE TAX ON REAL PROPERTY.

- establish a one mill STATE PROPERTY TAX on commercial & residential real property,
- first \$300,000 of the assessed residential value exempt.

SB172 AN ACT ESTABLISHING A STATE-WIDE ASSESSMENT TO ENCOURAGE AFFORDABLE HOUSING IN THE STATE.

- establish a STATE PROPERTY TAX on commercial and residential real property,
- first \$300,000 of the assessed residential value exempt.
- Calculated based on the percentage of affordable housing developments, as defined in section 8-30g of the general statutes, located in a municipality as follows:
 - (1) for > 10 % affordable, 0 mill
 - (2) for 8-10%, 0.4 mill
 - (3) for 6-8%, 0.8 mill
 - (4) for 4-6% 1.2 mill
 - (5) for 2-4% 1.6 mill
 - (6) For 0-2% 2.0 mill

This is yet another zoning bill in the Finance Committee. Exponential "As of right" MARKET VALUE multi-family overdevelopment by predatory builders included in other proposed zoning bills will push all towns further away from meeting 8-30g 10% affordable housing thresholds!

SB821 AN ACT CONCERNING THE REFORMATION OF CERTAIN TAXES AND TAX EQUITY.

- 2% STATE PROPERTY TAX on the portion of the assessed value over \$1,500,000 of any owner-occupied residential real property
- Eliminate the fifteen-million-dollar estate tax cap and reduce the estate tax exemption thresholds,
- Increase corporate tax rate on companies with gross annual revenues \$100,000,000 or more to 11.5% and surcharge to 20%
- Establish a tax of 5% on net capital gains, dividends and interest.
- Adjust the marginal personal income tax rates for
 - o unmarried individuals with taxable income > \$500,000 and
 - o for married individuals filing jointly with taxable income > \$1,000,000

HB6187 AN ACT CONCERNING THE RESTRUCTURING OF CERTAIN TAXES AND TAX EQUITY.

- 2% STATE PROPERTY TAX on the portion of the assessed value over \$1,500,000 of any owner-occupied residential real property
- eliminate the \$15 million estate tax cap and reduce the estate tax exemption thresholds,
- increase the rate of tax imposed (corporate tax rate) 11.5% and the surcharge to 20%
- establish a tax of 5% on net capital gains from the sale or exchange of capital assets and on dividend and interest income for (i) unmarried individuals and married individuals filing separately, with taxable income > \$500,000, and (ii) heads of household, married individuals filing jointly and individuals filing as surviving spouses, with taxable income > \$800,000 and
- adjust the marginal personal income tax rates for:
 - o unmarried individuals and married individuals filing separately with taxable income:
(I) > \$500,000 to 8.82% II) > \$1,000,000 to 12.696%

- o married individuals filing jointly, individuals filing as surviving spouses, and heads of households with taxable income: I) > \$800,000 to 8.82% and II) > \$1,200,000 to 12.696%