

**TOWN OF PLAINFIELD  
NOTICE OF ACTION**

**ORIDINANCE NO. 103**

**AN ORDINANCE CONCERNING THE FIXING OF ASSESSMENTS ON REAL  
PROPERTY  
LOCATED IN THE ENTERPRISE CORRIDOR ZONE**

**SECTION 1:** The Town of Plainfield shall defer any increase in real estate assessments attributable to improvements to real property located within that area designated as an enterprise corridor zone according to the following schedule:

<b>Year of Improvement</b>	<b>Assessment Increase Deferred</b>
First	50%
Second	40%
Third	30%
Fourth	20%
Fifth	10%
Sixth	0%

**SECTION 2:** Any fixed assessment on any residential property shall cease if

- A. Any dwelling unit in such property is rented to any person whose income exceeds two hundred percent of the median family income in Plainfield; or
- B. Any unit is sold to any person whose income exceeds two hundred percent of the median family income in Plainfield.

**SECTION 3:** In the event of a general revaluation by Plainfield in the year in which such improvement is completed, only that portion of the increase resulting from such improvement shall be deferred. In the event of a general revaluation in any year after the year in which such improvement is completed, such "deferred" assessment shall be adjusted accordingly.

**SECTION 4:** No improvement of any real property which qualifies as a manufacturing facility under Section 32-9p(d) of the Connecticut General Statutes shall be eligible for any fixed assessment pursuant to this section.

**SECTION 5:** The Board of Selectmen shall issue rules and regulations for any tax deferrals as it deems necessary for any property located in the Enterprise Corridor Zone.

1. The determination by the Board of Selectmen of the eligibility of an applicant is based on the applicant receiving a Certificate of Occupancy before October 1, of the year in which the application is made by the building owner and approved by the Board of Selectmen.

2. Property tax payment must be kept current to remain eligible for the Assessment Increase Deferment.
3. To begin to receive deferment, owner must complete and file an application with the Town Assessor and must attach a zoning map showing the location of the proposed site.

Dated at Plainfield, Connecticut, this 26th day of July 2006.

Kevin Cunningham  
First Selectman

At a Town Meeting held on October 20, 1998, at the Plainfield Town Hall the following ordinance was adopted: