

**ORDINANCE NO. 229**

**AN ORDINANCE ESTABLISHING THE GROTON ENTERPRISE ZONE  
AND PROVIDING FOR A GRADUATED TAX DEFERRAL  
ON INCREASED ASSESSMENT OF CERTAIN  
REAL AND PERSONAL PROPERTY WITHIN THE ZONE**

WHEREAS, the Town of Groton has established an Enterprise Zone Program pursuant to Section 32-70 of the Connecticut General Statutes, as amended, and

WHEREAS, the Connecticut Commissioner of Economic Development has designated a portion of Groton, including Census Tract 7025, a portion of Census Tract 7027 and three adjacent areas as an Enterprise Zone; and

WHEREAS, The Enterprise Zone Program provides residents and businesses within the zone access to an array of incentive programs to spur private investment within the zone, and

WHEREAS, certain eligible manufacturing and certain service sector facilities located within the Groton Enterprise Zone and certified by the Connecticut Department of Economic Development will be granted an 80% abatement on taxes on real and personal property for a period of five years, and

WHEREAS, the Enterprise Zone Program requires that the Town of Groton provide limited tax abatement for personal and real property for qualifying manufacturing and certain service sector facilities in the zone, and

WHEREAS, the Town of Groton is required, as a condition for participating in the Enterprise Zone Program, to enact an ordinance providing for a schedule of assessment deferrals on improvements to commercial and residential real property improved during the period when the area is designated as an Enterprise Zone,

THEREFORE BE IT RESOLVED THAT

**A. Enterprise Zone Area**

A portion of the Town of Groton, including Census Tract 7025 (primary tract), a portion of Census Tract 7027 (secondary tract) and three adjacent areas, as defined by the Enterprise Zone Boundary Map prepared by the Town of Groton, approved by the Connecticut Commissioner of Economic Development, and on file in the Office of Planning and Development Services, is hereby designated an Enterprise Zone pursuant to Section 32-70 of the Connecticut General Statutes, as amended.

**B. Residential and Non-manufacturing Facilities**

1. Residential and commercial property in the Enterprise Zone which is either newly constructed or rehabilitated subsequent to the designation of the zone shall be eligible for deferral of assessment increases resulting from such construction or rehabilitation for a seven year period in accordance with the following schedule:

<u>Year</u>	<u>Percentage of Increase Deferred</u>
First	100
Second	100
Third	50
Fourth	40
Fifth	30
Sixth	20
Seventh	10

The cost of this fixed assessment is not reimbursed by the State of Connecticut.

2. Assessment deferrals for residential properties shall cease if:

- a) For any residential rental property, any dwelling unit in such property is rented to any person whose income exceeds two hundred percent of the median family income of the municipality;
- b) For any condominium conversion declared after the designation of the Enterprise Zone, any unit is sold to any person whose income exceeds two hundred percent of the median family income of the municipality.

3. In the event of a general revaluation by the Town of Groton in the year in which such improvement is completed, resulting in any increase in the assessment on such property, 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 increased or decreased in proportion to the increase or decrease in the total assessment on such property as a result of such revaluation.

4. No improvements 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 deferral pursuant to this ordinance.

5. In the event that any owner of real or personal property which has qualified for deferral under this section fails to pay real or personal property taxes on the property receiving an Enterprise Zone deferral of taxes within sixty (60) calendar days of the date an installment becomes due and payable, the deferral shall cease and payment on the entire assessment will be due.

6. In order to qualify for an assessment deferral under this ordinance, a project consisting of real property improvements, rehabilitation or new construction, must be made pursuant to a building permit first issued for the project subsequent to the effective date of this ordinance.

The construction or rehabilitation will be determined to have been completed, and an assessment deferral will commence, the first full tax year following the issuance of a certificate of occupancy. The building owner is responsible for obtaining a certificate of occupancy within a reasonable time period following the completion of the project.

7. Owners of real and personal property must submit to the Town of Groton affidavits providing such information as may be required by the Town of Groton to determine eligibility under the program, as provided for the in Town of Groton Enterprise Zone Guidelines.

8. Failure of a property owner to maintain the property in accordance with local property codes, ordinances, and regulations shall also constitute reason to cease the benefits under this ordinance.

D. Enterprise Zone Advisory Committee

In accordance with Section 32-70d of the Connecticut General Statutes, as amended, a community enterprise zone board shall be established by separate resolution of the Town Council.

E. Severability


Should any section, subsection, paragraph, sentence or clause of this ordinance be adjudged invalid, the remainder of this ordinance shall not be affected thereby and shall be deemed valid and effective.

F. Effective Date

This ordinance shall become effective forty-four (44) days after publication of the Notice of Passage.

THIS TO CERTIFY THAT THE ABOVE ORDINANCE WAS  
UNANIMOUSLY ADOPTED BY THE GROTON TOWN COUNCIL  
ON JULY 18, 1995: 9 YES.  
AND NO MOTION TO VETO BY THE GROTON  
REPRESENTATIVE TOWN MEETING ON AUGUST 9, 1995.

ATTEST:

  
BARBARA TARBOX  
TOWN CLERK

NOTICE OF PASSAGE: JULY 25, 1995

EFFECTIVE DATE: SEPTEMBER 7, 1995