

Town of Willington

Office of the Assessor

Crumbling Concrete Foundations – Assessment Reduction under Public Act 21-120

The CT State Legislature passed Public Act 16-45 in 2016, which was updated by Public Act 21-120 in 2021 and codified as CT General Statute §29-265d. A copy of the statute is on the back of this form. A full copy of legislation is on the Assessor's page of the town website.

To apply for the assessment adjustment, complete the application, below, and submit it with a written report from a professional engineer indicating that the foundation of such residential building was made with defective concrete. The report must include a Severity Class rating.

To have the assessment change effective for the next grand list year, provide a copy of the report and rating to the Assessor's Office by December 31. The Assessor is required to inspect the foundation before reassessing the property.

Address of property with defective concrete _____

Property owner(s) _____

Property owner's mailing address _____

Property owner's daytime phone # _____

Property owner's e-mail address _____

I hereby declare under penalty of perjury that the information contained on this application is true according to the best of my knowledge, belief, and understanding.

Owner's Signature _____

Date _____

Please call the Assessor's Office at 860-487-3122 or email assessor@willingtonct.gov with any questions. Documentation can be emailed to this same email address or mailed to the Assessor's Office, 40 Old Farms Rd., Willington, CT 06279.

Sec. 29-265d. Reassessment of residential building made with defective concrete. Written evaluation by professional engineer. Adjustment by assessor. Appeal. Notification if foundation repaired or replaced. (a) Any owner of a residential building who has obtained a written evaluation from a professional engineer licensed pursuant to chapter 391 indicating that the foundation of such residential building was made with defective concrete may provide a copy of such evaluation to the assessor and request a reassessment of the residential building by the assessor. Not later than ninety days after receipt of a copy of such evaluation, or prior to the commencement of the assessment year next following, whichever is earlier, the assessor, member of the assessor's staff or person designated by the assessor shall inspect the residential building and adjust its assessment to reflect its current value. Such reassessment may be appealed pursuant to section 12-111. Any reassessment under this section shall apply until the next revaluation becomes effective or the concrete foundation is repaired or replaced, and the assessor, member of the assessor's staff or person designated by the assessor adjusts the assessment of the residential building, whichever is earlier.

(b) Notwithstanding the provisions of section 12-62, any property that has had its assessment adjusted pursuant to subsection (a) of this section shall be assessed during each revaluation cycle to reflect its current value.

(c) An owner of a residential building that has obtained a reassessment pursuant to this section shall notify the assessor if the concrete foundation is repaired or replaced. Such notification shall be made in writing within thirty days of the repair or replacement of the concrete foundation. Not later than ninety days after receipt of such notification, or prior to the commencement of the assessment year next following, whichever is earlier, the assessor, member of the assessor's staff or person designated by the assessor shall inspect the residential building and adjust its assessment to reflect its current value.