

regional revaluation

northeastern connecticut council of governments

Regionalization Tool Kit:
A Practical Guide to Sharing
Municipal Services

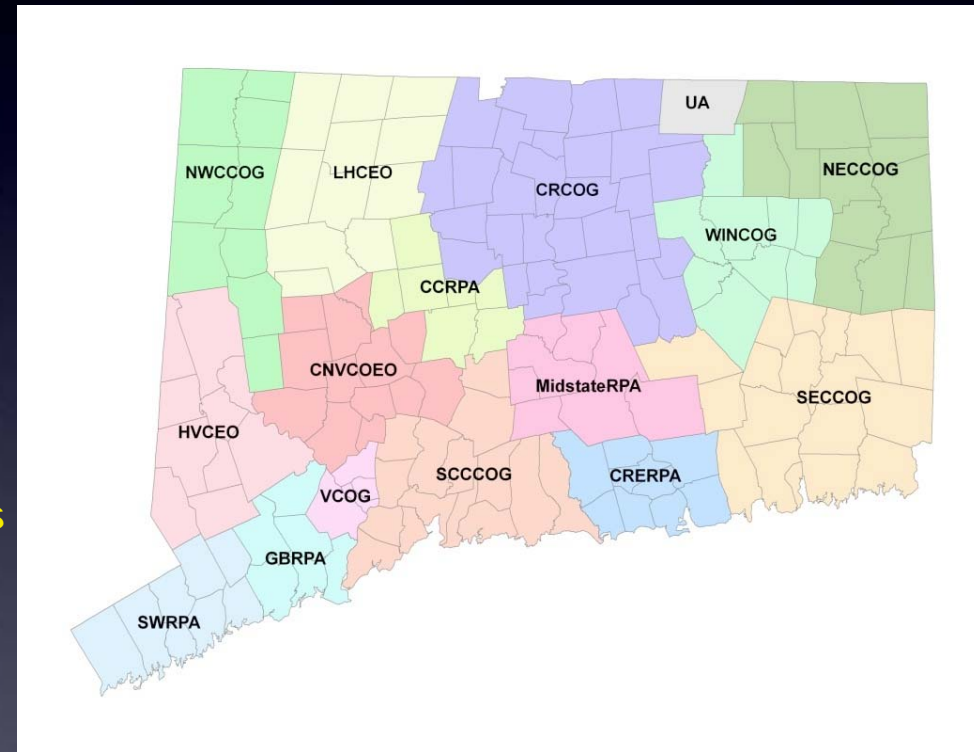
September 3, 2009

NECCOG

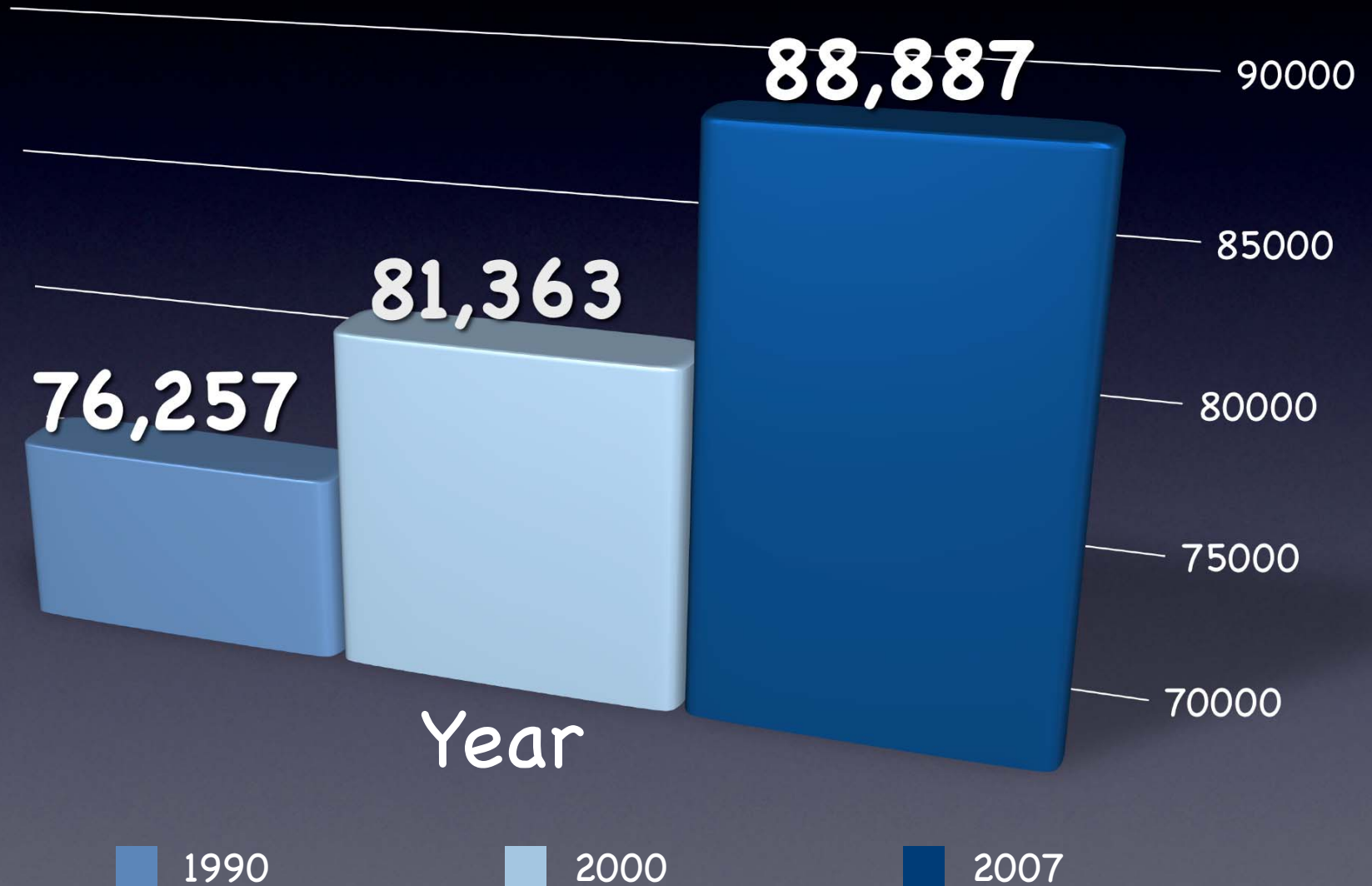
- Established in 1987
- Regional Planning Organization
- Ashford, Brooklyn, Canterbury, Eastford, Killingly, Plainfield, Pomfret, Putnam, Sterling, Thompson, Union, and Woodstock
- 89,000 residents - 429.5 square miles

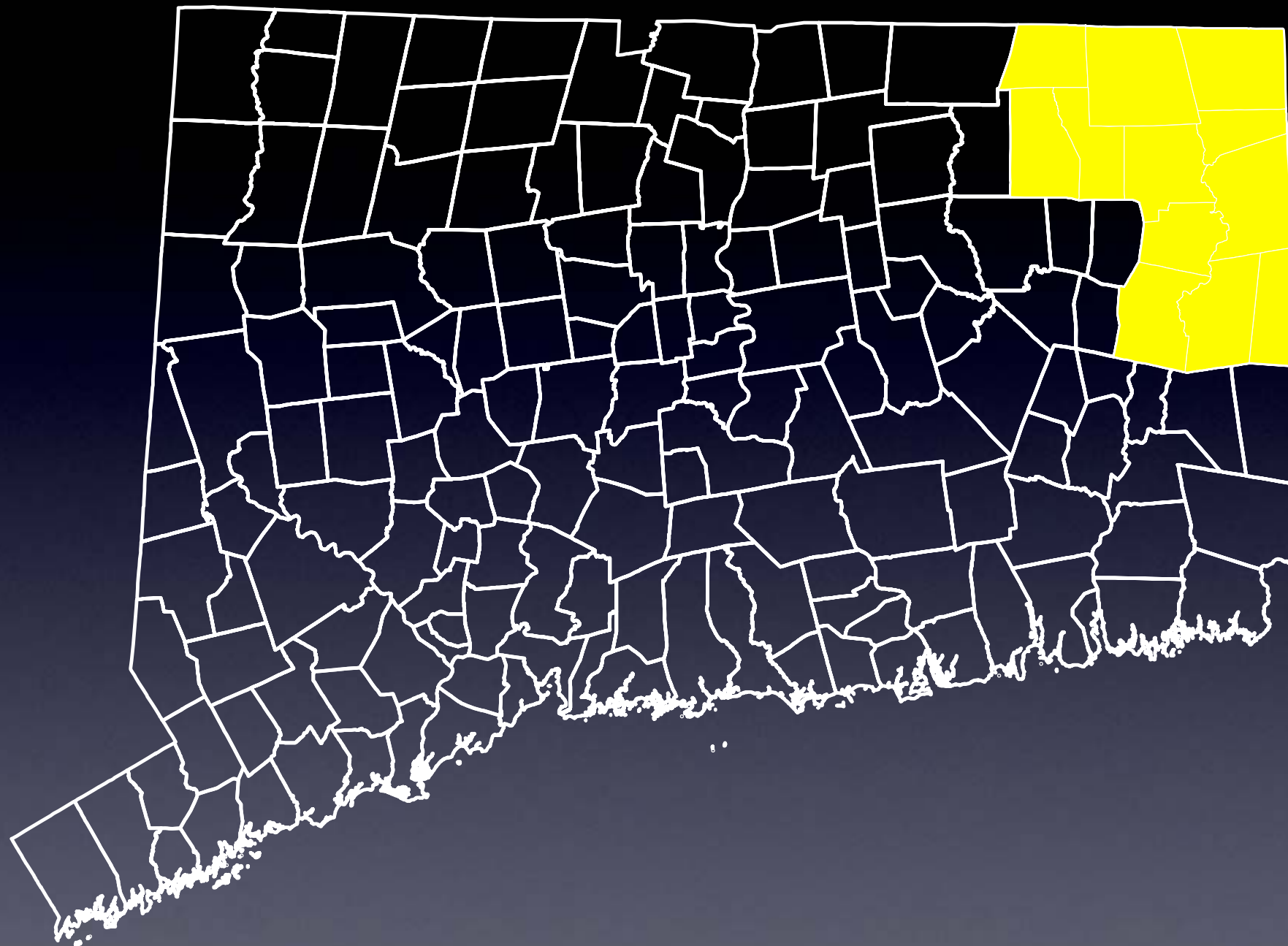
Connecticut's Regional Planning Organizations

Capitol Region Council of Governments
Central Connecticut Regional Planning Agency
Connecticut River Estuary Regional Planning Agency
Council of Governments of the Central Naugatuck Valley
Greater Bridgeport Regional Planning Agency
Housatonic Valley Council of Elected Officials
Litchfield Hills Council of Elected Officials
Midstate Regional Planning Agency
Northeastern Connecticut Council of Governments
Northwestern Connecticut Council of Governments
South Central Regional Council of Governments
Southeastern Connecticut Council of Governments
South Western Regional Planning Agency
Valley Council of Governments
Windham Region Council of Governments



Population Change







Union

Woodstock

Thompson

Ashford

Eastford

Pomfret

Putnam

Killingly

Brooklyn

Canterbury

Plainfield

Sterling

NECCOG

Examples of Services

- Regional Engineer
- Paramedic Intercept
- GIS
- Document Management
- Transportation Planning and Project Coordination
- Transit Administration
- Animal Services
- Land Use Planning
- Economic Development
- Emergency Preparedness
- Legislative Advocacy
- Administrative Assistance

Regional Revaluation

- On/Off Discussions for Several Years
- Opposition from Assessors
- Major Change in March of 2009
- Public Act 09-60

Regional Revaluation

- Presently Developing Program Details
- 12 Town Commitment
- Working Group of Selectmen and Assessors
- Operational in 2011

Why a Regional Revaluation?

- **Significant Cost Savings**
- **Consistency**
- **Local Understanding by Staff**
- **Local Control - Not Consultant Dependent**
- **Integration with Regional GIS System**

Parcel Distribution and Count

Item	Place												
	Ashford	Brooklyn	Canterbury	Eastford	Killingly	Plainfield	Pomfret	Putnam	Sterling	Thompson	Union	Woodstock	Region
Residential	1,576	2,511	1,884	711	5,595	4,604	1,369	2,797	1,213	3,701	387	3,248	29,596
Commercial	48	105	52	44	222	212	63	225	43	93	12	100	1,219
Industrial	2	12	18	6	71	58	5	54	7	18	6	6	263
Vacant Com/Ind	-	-	-	-	-	-	4	-	-	12	-	-	16
Public Utility	1	1	1	-	-	19	3	2	-	?	16	-	59
Vacant Land	335	577	363	168	809	754	49	380	282	1,018	97	586	5,418
Tax Exempt	130	118	-	-	-	186	188	168	-	209	87	199	1,285
Apartments	7	-	4	-	134	97	8	29	9	44	0	-	332
Use Assessment	171	148	538	360	91	331	312	183	161	398	265	1,070	4,028
Ten Mill	1	-	1	-	-	-	9	0	-	-	0	1	12
Total	2,271	3,472	2,861	1,297	6,944	6,261	2,139	3,838	1,715	5,611	781	5,210	42,226

By law, all municipalities must revalue property **at least once every five years**, but may do so according to different schedules.

Current Revaluation Schedule

Town	Parcels	Next Revaluation	2009		2010		2011		2012		2013	
			Towns	Parcels	Towns	Parcels	Towns	Parcels	Towns	Parcels	Towns	Parcels
Ashford	2,271	2012	0	0	0	0	0	0	1	2,271	0	0
Brooklyn	3,472	2009	1	3,472	0	0	0	0	0	0	0	0
Canterbury	2,861	2009	1	2,861	0	0	0	0	0	0	0	0
Eastford	1,297	2012	0	0	0	0	0	0	1	1,297	0	0
Killingly	6,944	2012	0	0	0	0	0	0	1	6,944	0	0
Plainfield	6,261	2012	0	0	0	0	0	0	1	6,261	0	0
Pomfret	2,139	2009	1	2,139	0	0	0	0	0	0	0	0
Putnam	3,838	2013	0	0	0	0	0	0	0	0	1	3,838
Sterling	1,715	2012	0	0	0	0	0	0	1	1,715	0	0
Thompson	5,611	2009	1	5,611	0	0	0	0	0	0	0	0
Union	781	2013	0	0	0	0	0	0	0	0	1	781
Woodstock	5,210	2010	0	0	1	5,210	0	0	0	0	0	0
Region	42,226	--	4	14,083	1	5,210	0	0	5	18,488	0	4,619

Public Act 09-60

An Act Concerning a Municipal Option to delay Revaluations, a Program Allowing Regional Revaluations, and the Repeal of the Municipal Option to Make Adjustments in Property Values

This Act, in part, allows

- allows two or more municipalities to revalue property according to a **regional schedule** by entering into an **inter-local agreement**
- a municipality to **delay a revaluation** scheduled for the 2008, 2009, or 2010 assessment year until the 2011 assessment year
- a municipality to **suspend a current revaluation** phase-in for up to three years, also until the 2011 assessment year.

Public Act 09-60

Under the act, inter-local agreements implementing a regional revaluation schedule must:

- establish or designate an entity, which may be a regional planning organization, to coordinate the revaluation;
- indicate how the participating municipalities will hire and oversee a state-certified revaluation company;
- include a schedule listing any changes that must be made to each municipality's revaluation schedule;
- identify the administrative and procedural processes that will be used to implement the revaluation; and
- estimate how much the regional revaluation program will save the participating municipalities.

NECCOG Revaluation Schedule

Town	Parcels	Next Revaluation	New Revaluation	2011		2012		2013		2014		2015	
				Towns	Parcels	Towns	Parcels	Towns	Parcels	Towns	Parcels	Towns	Parcels
Ashford	2,271	2012	2014	*	2,271	0	0	0	0	0	0	*	0
Brooklyn	3,472	2009	2014	0	0	0	0	0	0	0	0	*	3,472
Canterbury	2,861	2009	2010	0	0	0	0	0	0	0	0	0	2,861
Eastford	1,297	2012	2012	0	0	0	0	*	1,297	0	0	0	0
Killingly	6,944	2012	2012	0	0	0	0	*	6,944	0	0	0	0
Plainfield	6,261	2012	2011	0	0	*	6,261	0	0	0	0	0	0
Pomfret	2,139	2009	2013	0	0	0	0	0	0	*		*	2,139
Putnam	3,838	2013	2013	0	0	0	0	0	0	*	3,838	0	0
Sterling	1,715	2012	2011	0	0	*	1,715	0	0	0	0	0	0
Thompson	5,368	2009	2013	0	0	0	0	0	0	*	5,368	0	0
Union	781	2013	2012	0	0	0	0	*		0	0	*	781
Woodstock	5,210	2010	2010	*	5,210	0	0	0	0	0	0	0	0
Region	42,157			2	7,481	2	7,976	3	8,241	3	9,206	4	9,253

Costs

- **Initial estimate** - \$200,000 annual cost Program Director, Support Staff and Associated Costs
\$2.25 per capita or \$4.74 per parcel
- **Example** - Town of Putnam currently puts aside \$40,000 annually (\$200,000) = \$4.02 per capita or \$10.42 per parcel
savings of \$1.77 (\$17,633) per capita or \$5.68 (\$21,800) per parcel

Moving Foreword

- Woodstock Will Request a Delay in Their Next Revaluation
- Legal Counsel is Developing a 10-year Inter-local Agreement
- Hire a Program Director
- NECCOG Will File a Regional Plan
- NECCOG Will Become a Certified Revaluation Company
- NECCOG Will Cover ALL Initial Costs Until Implementation of an Actual Revaluation

Issues Related to Revaluation Contract

1. **Term**

- **Will each town agree to enter into a 10 year contract?**

2. **Payments**

- **Will each town acknowledge its payment obligation for each year of contract despite where they are in the schedule?**
- **Will all towns pay the same amount or will there be different amounts for statistical v. physical revaluation?**
- **When will payment be made each year?**
- **What is included in the base price v. what will be charged at an hourly rate?**

Issues Related to Revaluation Contract

3. **Schedule**

- **Will towns agree to staggered schedule?**
- **Will NECCOG create the schedule which will specify the year that revaluation for each town will be performed? Will all towns agree?**
- **Will any towns have to perform its revaluation earlier or later than currently scheduled?**

4. **Scope of Services**

- **What services will be included in the base annual fee?**
- **What other services will be available at an hourly rate?**
- **What types of personnel will perform services under the Agreement?**
- **Will the scope be the same for all towns (commercial and residential)?**

Issues Related to Revaluation Contract

5. Default and Remedies

- What will be the defaults and remedies for each side?
- What happens if a town does not pay when required?
- Will there be liquidated damages paid to NECCOG?
- Will NECCOG be able to recoup attorneys' fees and other fees related to collection?

6. Form of Agreement

- Who will create the form of agreement?
- Will all towns be able to agree to the form and agree that, other than changes specific to that town's revaluation, the contract will be the same for everyone?

Issues Related to Revaluation Contract

7. Information Available

- Will the information coming from the towns be consistent? If not, what if NECCOG needs to spend more time because of differences in starting information?
- Will NECCOG have baseline requirements of information that will come from each town?

8. Public Access to Information

- We need to further consider how public access to information will work with NECCOG being subject to FOIA

Other Issues

- **Special/Unique Properties**
- **Back-Up/Consultation**

Thank you.