

Planning and Development Committee

JOINT FAVORABLE REPORT

Bill No: HB-5504 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT AMENDING THE CHARTER OF THE CORNFIELD POINT

Title: ASSOCIATION.

Vote Date: 3/13/2026

Vote Action: Joint Favorable

PH Date: 3/11/2026

File No.:

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SPONSORS OF BILL:

Planning and Development Committee

CO-SPONSORS OF BILL:

Rep. Devin R. Carney, 23rd Dist.

REASONS FOR BILL:

This bill amends the charter of the Cornfield Point Association by increasing the maximum tax assessment from \$500 to \$1,000 for developed lots and from \$100 to \$200 for vacant lots. It clarifies that the board of governors proposes the budget and tax rate, which the association may decrease but not increase, and updates procedures related to tax collection, including the ability to issue warrants and place liens on properties for unpaid assessments.

This bill is intended to update outdated assessment limits so the association can keep pace with rising costs, maintain infrastructure and common areas, and continue providing essential community services.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed.

NATURE AND SOURCES OF SUPPORT:

Connecticut General Assembly, State Representative, Devin Carney: Supports this bill, stating it updates outdated assessment caps to reflect current economic conditions and allows the association to properly maintain roads, common areas, and shoreline access.

Notes the change has unanimous local support and is a straightforward administrative update needed to ensure continued upkeep of the community.

Cornfield Point Association, Treasurer, Laurie Correll: Supports this bill, stating that increasing the dues cap is necessary to keep up with rising operating costs, maintain infrastructure, and preserve services without cutting programs or deferring maintenance.

The Cornfield Point Association, President, Gary Forbes: Supports this bill, noting strong community backing and unanimous approval at the annual meeting for increasing the tax cap.

Marie Kalita: Supports this bill, stating that updating the tax assessment limits is necessary to maintain infrastructure and continue providing essential community services.

NATURE AND SOURCES OF OPPOSITION:

Anonymous: Opposes this bill.

Cynthia Steckler: Opposes this bill.

Reported by: Michael Hamann

Date: 3/18/26