



General Assembly

February Session, 2026

Raised Bill No. 5284

LCO No. 1253



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING PROPERTY TAX ABATEMENT FOR CERTAIN FIRST-TIME HOMEBUYERS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2026, and applicable to assessment*
2 *years commencing on or after October 1, 2026*) Any municipality may, upon
3 approval by its legislative body or, in any town in which the legislative
4 body is a town meeting, by the board of selectmen, abate up to five
5 hundred dollars, for a period not exceeding five assessment years, the
6 real property taxes due upon a residential property owned by a person
7 who purchased such property with funds provided to qualified first-
8 time homebuyers by the Connecticut Housing Finance Authority and
9 which property is encumbered by a mortgage in favor of the
10 Connecticut Housing Finance Authority. For the purposes of this
11 section, "residential property" means a single-family residential
12 dwelling that is the principal residence of the owner of such property.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2026, and applicable to assessment years commencing on or after October 1, 2026</i>	New section
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Statement of Purpose:

To authorize municipalities to abate up to five hundred dollars per assessment year of property taxes for certain first-time homebuyers who obtain a loan from the Connecticut Housing Finance Authority.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]