

September 15, 2016

David LeVasseur
Acting Undersecretary, Intergovernmental Policy Division
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106-1379

Subject: Assessments Related to Crumbling Foundations

Dear Secretary LeVasseur,

We are writing on behalf of CRCOG and other towns affected by the crumbling foundations that have come to light in the past year. Based on House Bill 5180, the municipalities have been tasked with reducing the assessments for those homeowners affected by crumbling foundations. We would like to have municipalities use a relatively uniform method in evaluating those re-assessments. CRCOG and the affected municipalities and their assessors have had a number of meetings in an attempt to reach an agreed upon uniform method. As a result of those meetings, the following guidelines have been developed, though while not shared by all assessors have been agreed to by most in the region.

The following suggested depreciation schedule has been agreed upon by the majority of assessors in the affected towns:

- Level A (documented to be "defective" - no sign of problems), 20%
- Level B (minor degradation- no repair required), 60%
- Level C (minor to moderate degradation- repair suggested/recommended), 75%
- Level D (moderate to severe degradation- significant repairs required), 90%
- Level E (severe degradation- imminent threat of failure), 100%

This discount would be depreciated off of the building value. A minority of assessors feel that the devaluation value could be applied as a percentage off an estimate cost to cure (of about \$800 per linear foot), but the majority prefers the building value as that is more defensible and is a standardized measure, not subject to numerous variations.

CRCOG would like to request you to consider in your role of oversight of assessments in Connecticut providing a memo to affected towns outlining the above as a guideline that could or should be followed for all municipalities affected by this issue in application of House Bill 5180.

We believe that the support of OPM will be critical to the towns in trying to help their residents in a fair and equitable manner. Your help in this matter would be greatly appreciated. We would be happy to make ourselves available at your convenience to review this matter in depth

Sincerely,



Lyle D. Wray
Executive Director