



TOWN OF PUTNAM
 TOWN HALL
 CHURCH STREET
 PUTNAM, CONNECTICUT 06260
 Application For Rehabilitation Area Property Tax Deferral

The Town of Putnam encourages its property owners to maintain and improve their properties. The Town recognizes that improvements which increase a property's value also increases an owner's tax obligation. To provide an incentive to owner investment in property improvements, the Town has adopted a program which offers a deferral of increases in property taxes. Eligible owners within the Rehabilitation Area outlined on the attached map are eligible to apply if improvements are expected to increase the value of their property by at least \$20,000. If you believe that you are eligible, complete the below application and submit it and required attachments to the Building Office. If the application is incomplete, it will be returned for additional information. Once the application is complete, it will be reviewed by staff and sent with staff recommendations to the Mayor's Office to be scheduled for review at a Board of Selectmen's meeting. You will be notified of all meeting dates.

Subject to approval by the Board of Selectmen

Please provide the following information:

Property Proposed for Improvement:

Street Address: _____
 Tax Map: _____ Lot: _____ Unit: _____
 Current Assessment: \$ _____
 Deed: Volume: _____ Page: _____
 Current Owners of Record: _____

Applicant:
 Name(s): _____
 Mailing Address: _____
 Telephone: _____
 Email: _____
 Relationship to Owner, if Applicant is not Owner: _____

Signature: _____

Submittal Date: ____/____/____ Town-Assigned Application # _____ - _____

Rehabilitation Plan:

1. Attach (a) description of the proposed improvements for this property, (b) any available drawings or schematics illustrating the proposed improvements, and (c) any available photograph(s) of the property.
2. Check all that apply as a description of the proposed improvements and provide an estimate of the cost for each component of the work:

Type of Work	Check All That Apply	Estimated Cost of Work
a. Demolition		\$
b. New Building**		\$
c. Addition To Building		\$
d. Building Exterior Improvement – Expected to Increase Value of Property		\$
e. Building Interior Improvement — Expected to Increase Value of Property		\$
f. Repairs or Alterations -Not Expected to Increase Value of Property***		\$
g. Landscaping		\$
h. Other		\$
	Total	\$

** New Building Eligible Only If a Replacement for a Demolished Comparably-Sized Structure of the Same Use (within 50% of the original size).

*** General maintenance or minor repairs are not eligible for a Rehabilitation Area Tax Deferral unless such repairs and improvements represent less than fifty percent (50%) of the value of property improvements proposed in an overall Rehabilitation Plan.

3. Expected increased value of property – Check only one.

_____ \$ 20,000-\$ 49,999 _____ \$ 50,000 - \$ 99,000 _____ \$ 100,000 or Higher

4. Current and proposed uses – check all that apply.

Type of Use	Current Uses	Proposed Uses
Residential		
Retail		
Office		
Industrial		
Other (describe)		

5. Status of Project - Check all that apply.

___ Building plans/drawing complete

Architect/Engineer: _____

___ Financing arranged

___ Building improvements contracted

___ Building permit application submitted

Contractor: _____

___ Demolition commenced

Expected Start Date: ____/____/____ Expected End Date: ____/____/____

LEGAL NOTICE

TOWN OF PUTNAM

The following ORDINANCE was approved at a Special Town Meeting held on February 4, 2002 and shall become effective twenty-one (21) days after date of publication.

REHABILITATION AREA PROGRAM ORDINANCE



Dated at Putnam, Connecticut this 5th day of February, 2002.

Sara J. D'Elia
Town Clerk

Published in the Putnam Town Crier Feb. 15, 2002
Mailed to Secretary of the State March 13, 2002

Rehabilitation Area Program Ordinance

RESOLUTION OF THE TOWN OF PUTNAM DESIGNATING AREAS WITHIN THE TOWN AS REHABILITATION AREAS FOR PURPOSES OF SECTION 12-65(c) THROUGH 12-65(f) OF THE GENERAL STATUTES OF THE STATE OF CONNECTICUT, AS AMENDED

WHEREAS, pursuant to Section 12-65(c) through 12-65(f) of Chapter 203, of the General Statutes of the State of Connecticut, as amended; the legislative body of the Town of Putnam is authorized to designate areas within the Town as "rehabilitation areas" eligible for deferrals in the increase of property tax assessments resulting from investments in property rehabilitation in designated "rehabilitation areas", and to also set forth certain criteria for eligibility of such areas for assessment increase deferrals; and

WHEREAS, it is desirable and in the public interest to adopt Rehabilitation Area Program guidelines to assure the consistent application of program criteria and an equitable opportunity for any eligible property owner to participate.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF PUTNAM

1. That the real properties shown at Exhibit "A" as included within the "Putnam Rehabilitation Area" are hereby designated as being in a rehabilitation area as provided for, and in accordance with, Sections 12-65(c) through 12-65(f) of the General Statutes of the State of Connecticut, as amended, together with all structures or facilities appurtenant thereto, located in the Town of Putnam, County of Windham and State of Connecticut.
2. That, in accordance with Section 12-65(d) of the General Statutes of the State of Connecticut, as amended, the criteria for the eligibility of said properties for inclusion in the Rehabilitation Area Program are as follows:
 - a. Said properties are presently deteriorating, substandard or detrimental to the safety, health, welfare or general economic well-being of the community.
 - b. The rehabilitation of said properties require significant physical and/or structural repairs and improvements of the structures or facilities appurtenant thereto, which repairs and improvements shall be in conformity with the plan of development for the Town of Putnam and with all applicable local zoning regulations.

- c. All repairs and improvements which may take place on said properties shall be in compliance with all applicable local and State building codes and fire codes.
- d. The value of the proposed property improvement, as determined by the Town's building official, shall exceed \$20,000.

3. Definitions:

- a. Improvement or repair of a structure or facilities appurtenant thereto shall mean significant physical and/or structural repairs and improvements expected to increase the assessed value of existing structures or facilities appurtenant thereto such as the replacement of roofs, the improvement of exterior facades including windows, doors and siding, the installation of exterior fixtures including fencing, signage, lighting curbing for landscaped areas. Improvement or repair of a structure or facilities appurtenant thereto shall not mean the construction of a new structure unless such structure is determined by the Town's zoning and building officials to be an addition to an existing structure or a comparably-sized (within 50%) replacement of a structure of the same use which has been demolished.
 - b. General maintenance or minor repairs shall mean physical and/or structural repairs and improvements not expected to increase the assessed value of existing structures or facilities appurtenant thereto; general maintenance or minor repairs shall not be eligible for a Rehabilitation Area Agreement unless such repairs and improvements represent less than fifty percent (50%) of the value of property improvements proposed in a Rehabilitation Plan.
4. Upon adoption of this Resolution, the Board of Selectmen shall be empowered to consider and act upon individual applications by property owners who present Rehabilitation Plans to the Board of Selectmen, and the Board of Selectmen may enter into Rehabilitation Area Agreements with such owners deferring any increased assessment attributable to the improvement or repair of a structure or facilities appurtenant thereto, exclusive of general maintenance or minor repairs, in accordance with Section 12-65(e) of the General Statutes of the State of Connecticut and as hereafter described.
- a. Rehabilitation Plans shall be reviewed and recommended by the Town's zoning building officials prior to referral to the Board of Selectmen.
 - b. Agreements shall be contingent upon the continued use of the property for the purposes specified in the agreement and shall be for a period not to exceed eleven years from the date of completion of such rehabilitation which shall be within seven years of the date of the agreement.
 - c. For the first year following completion of such rehabilitation, the full increased assessment attributable to property improvements made after the date of agreement shall be deferred; the below tax deferral schedule shall be incorporated into each agreement.

Year	Incremental Amount To Be Taxed For Indicated Property Improvement Values		
	\$20,000 - \$49,999	\$50,000 - \$99,999	\$100,000 or Higher
1	0%	0%	0%
2	10%	10%	10%
3	20%	20%	20%
4	100%	30%	30%
5		40%	40%
6		50%	50%
7		100%	60%
8			70%
9			80%
10			90%
11			100%

- d. In the event of a general revaluation in the year in which such rehabilitation is completed resulting in any increase in the assessment on such property, only that portion of the increase resulting from such rehabilitation shall be deferred.
- e. In the event of a general revaluation in any year after the year in which such rehabilitation is completed, such deferred assessment shall be increased or decreased in proportion to the increase or decrease in the total assessment on such property as a result of such general revaluation.
- f. A continued deferral in the increase of an assessment shall cease upon the sale or transfer of the property for any other purpose unless the Board of Selectmen shall have consented thereto.
- g. An agreement may contain such other commitments by the property owner as may be negotiated by the Town.

<u>Map Lot</u>	<u>St #</u>	<u>Street</u>
007-271	21	BALLOU ST
007-288	23	BALLOU ST
007-237	11	BATTEY ST
007-261	12-16	BATTEY ST
007-233	19	BATTEY ST
007-255	20-22	BATTEY ST
007-226	21-23	BATTEY ST
007-217	27	BATTEY ST
007-248	28	BATTEY ST
007-214	31-35	BATTEY ST
007-213	39	BATTEY ST
007-211	45	BATTEY ST
007-235	48-50	BATTEY ST
007-208	49	BATTEY ST
007-234	52	BATTEY ST
007-205	53	BATTEY ST
007-200	55	BATTEY ST
007-231	58	BATTEY ST
007-197	59-61	BATTEY ST
007-229	62	BATTEY ST
007-196	65	BATTEY ST
007-228	66	BATTEY ST
007-225	68	BATTEY ST
007-194	69	BATTEY ST
007-224	70	BATTEY ST
007-222	78	BATTEY ST
007-193	79	BATTEY ST
007-190	81	BATTEY ST
007-189	87	BATTEY ST
007-220	92	BATTEY ST
007-223	96	BATTEY ST
007-202	105	BATTEY ST
007-203	109	BATTEY ST
007-230	110	BATTEY ST
007-201	113	BATTEY ST
007-218	116	BATTEY ST
011-176	6-8	BOLLES ST
011-158	11	BOLLES ST
011-172	12	BOLLES ST
011-171	14	BOLLES ST
011-156	17	BOLLES ST
011-170	18	BOLLES ST
011-154	19	BOLLES ST
011-151	23-25	BOLLES ST
011-239	21	BUCK ST
011-225	24	BUCK ST

011-244	25 BUCK ST
011-222	26 BUCK ST
019-021	28 CANAL ST
015-093	36 CANAL ST
015-106	50 CANAL ST
015-125	72 CANAL ST
015-140	83 CANAL ST
015-145	85 CANAL ST
015-154	91 CANAL ST
015-165	99 CANAL ST
015-163	100 CANAL ST
011-210	10 CENTENNIAL ST
015-049	21 CHURCH ST
011-107	191 CHURCH ST
011-062	241 CHURCH ST
011-079	243 CHURCH ST
011-018	245 CHURCH ST
011-056	247 CHURCH ST
011-008	251 CHURCH ST
011-004	255 CHURCH ST
007-338	259 CHURCH ST
007-325	263 CHURCH ST
007-265	296 CHURCH ST
007-241	300-304 CHURCH ST
011-232	17 CORBIN ST
015-043	26-30 FRONT ST
015-061	49 FRONT ST
015-052	67 FRONT ST
015-045	71-83 FRONT ST
015-028	80 FRONT ST
015-027	84 FRONT ST
015-030	93-95 FRONT ST
015-007	96 FRONT ST
015-144	2 GROVE ST
015-151	16 GROVE ST
015-161	5-23 GROVE ST
015-141	2 HARRIS ST
019-010	30 HARRIS ST
019-033	61 KENNEDY DR
015-099	165 KENNEDY DR
015-053	183 KENNEDY DR
015-036	185 KENNEDY DR
015-017	189 KENNEDY DR
011-161	203-267 KENNEDY DR
011-224	211-221 KENNEDY DR
011-216	225 KENNEDY DR
011-138	303 KENNEDY DR

011-129	319 KENNEDY DR
011-118	323 KENNEDY DR
011-133	328 KENNEDY DR
011-140	330 KENNEDY DR
011-096	333 KENNEDY DR
011-106	335 KENNEDY DR
011-098	337 KENNEDY DR
011-089	345 KENNEDY DR
011-075	347-349 KENNEDY DR
011-065	350 KENNEDY DR
011-066	351 KENNEDY DR
011-076	352 KENNEDY DR
011-061	353 KENNEDY DR
011-053	355 KENNEDY DR
011-044	356 KENNEDY DR
011-038	357 KENNEDY DR
011-051	358 KENNEDY DR
011-028	367 KENNEDY DR
015-022	23 LIVERY ST
015-114	35 MAIN ST
015-104	40 MAIN ST
015-102	45-47 MAIN ST
015-087	58 MAIN ST
015-085	70 MAIN ST
015-066	75 MAIN ST
015-078	76-80 MAIN ST
015-070	88 MAIN ST
015-063	91 MAIN ST
015-047	109 MAIN ST
015-059	112 MAIN ST
015-054	114-120 MAIN ST
015-048	130-136 MAIN ST
015-037	135 MAIN ST
015-025	160 MAIN ST
015-015	168-172 MAIN ST
015-029	175 MAIN ST
015-018	179 MAIN ST
011-179	182 MAIN ST
015-009	189 MAIN ST
011-237	192 MAIN ST
007-216	60-62 MARSHALL ST
007-219	61 MARSHALL ST
007-191	66 MARSHALL ST
011-205	50 MAY ST
011-208	70 MAY ST
007-242	44 MAYNARD ST
007-240	45 MAYNARD ST

007-227	50 MAYNARD ST
007-195	55 MAYNARD ST
007-252	241 MAYNARD ST
007-295	94-100 MILL ST
007-301	97 MILL ST
011-027	1-3 MOHEGAN ST
011-016	9 MOHEGAN ST
011-002	13-15 MOHEGAN ST
007-336	19-21 MOHEGAN ST
007-317	25 MOHEGAN ST
015-071	6-14 POMFRET ST
015-075	16 POMFRET ST
015-062	45 POMFRET ST
015-058	51 POMFRET ST
015-081	52 POMFRET ST
015-127	58 POMFRET ST
015-115	100 POMFRET ST
015-123	104 POMFRET ST
015-128	110 POMFRET ST
015-131	114 POMFRET ST
015-133	118 POMFRET ST
015-139	120 POMFRET ST
011-101	46 POWHATTAN ST
011-093	48 POWHATTAN ST
011-086	50 POWHATTAN ST
011-109	58 POWHATTAN ST
011-048	89 POWHATTAN ST
011-037	90-92 POWHATTAN ST
011-035	95-97 POWHATTAN ST
011-024	96-98 POWHATTAN ST
011-019	101 POWHATTAN ST
011-009	102-104 POWHATTAN ST
007-326	114 POWHATTAN ST
007-318	118-124 POWHATTAN ST
007-306	126-130 POWHATTAN ST
012-020	3-5 PROVIDENCE ST
012-019	9 PROVIDENCE ST
012-015	15 PROVIDENCE ST
012-014	25 PROVIDENCE ST
012-009	27 PROVIDENCE ST
012-012	29-31 PROVIDENCE ST
011-010	55 PROVIDENCE ST
011-080	60 PROVIDENCE ST
011-085	64 PROVIDENCE ST
011-064	82-84 PROVIDENCE ST
011-050	90 PROVIDENCE ST
011-067	94 PROVIDENCE ST

011-074	96 PROVIDENCE ST
007-331	107 PROVIDENCE ST
011-022	112 PROVIDENCE ST
007-275	137 PROVIDENCE ST
007-297	143 PROVIDENCE ST
007-332	144 PROVIDENCE ST
007-316	148-150 PROVIDENCE ST
007-282	155 PROVIDENCE ST
007-308	162 PROVIDENCE ST
007-277	163 PROVIDENCE ST
007-310	164 PROVIDENCE ST
007-300	170-174 PROVIDENCE ST
007-273	171 PROVIDENCE ST
007-272	175 PROVIDENCE ST
007-293	178 PROVIDENCE ST
007-290	182 PROVIDENCE ST
007-287	186 PROVIDENCE ST
007-269	191 PROVIDENCE ST
007-289	192 PROVIDENCE ST
007-268	195 PROVIDENCE ST
007-270	197 PROVIDENCE ST
007-267	199 PROVIDENCE ST
007-285	202 PROVIDENCE ST
007-262	207 PROVIDENCE ST
007-254	213 PROVIDENCE ST
007-259	215 PROVIDENCE ST
007-311	218 PROVIDENCE ST
007-253	219 PROVIDENCE ST
007-256	223 PROVIDENCE ST
007-251	233 PROVIDENCE ST
007-250	237 PROVIDENCE ST
007-249	243 PROVIDENCE ST
007-245	247-249 PROVIDENCE ST
007-276	248 PROVIDENCE ST
007-246	251 PROVIDENCE ST
007-274	256 PROVIDENCE ST
007-266	261 PROVIDENCE ST
007-278	262 PROVIDENCE ST
007-263	267 PROVIDENCE ST
007-280	272 PROVIDENCE ST
007-257	275 PROVIDENCE ST
007-279	278 PROVIDENCE ST
007-258	281 PROVIDENCE ST
007-281	282 PROVIDENCE ST
007-284	292 PROVIDENCE ST
007-264	293 PROVIDENCE ST
011-223	27 RAILROAD ST

011-220	33 RAILROAD ST
011-217	39 RAILROAD ST
011-211	45-47 RAILROAD ST
011-202	55 RAILROAD ST
011-197	61-63 RAILROAD ST
011-190	65-67 1/2 RAILROAD ST
011-194	69 RAILROAD ST
011-183	75 RAILROAD ST
011-169	87 RAILROAD ST
011-164	91 RAILROAD ST
015-143	13-15 SCHOOL ST
015-126	30 SCHOOL ST
015-117	33 SCHOOL ST
015-107	46 SCHOOL ST
015-096	52-54 SCHOOL ST
015-092	57 SCHOOL ST
015-069	63 SCHOOL ST
015-065	74 SCHOOL ST
015-060	78 SCHOOL ST
015-040	97 SCHOOL ST
015-006	118 SCHOOL ST
015-013	119 SCHOOL ST
011-235	124 SCHOOL ST
011-245	127 SCHOOL ST
011-236	133 SCHOOL ST
011-227	134 SCHOOL ST
011-229	135 SCHOOL ST
011-221	141 SCHOOL ST
011-219	142 SCHOOL ST
011-213	153 SCHOOL ST
011-214	154 SCHOOL ST
011-209	162 SCHOOL ST
011-204	164 SCHOOL ST
011-200	168 SCHOOL ST
011-201	170-172 SCHOOL ST
011-206	175 SCHOOL ST
011-192	176 SCHOOL ST
011-196	181 SCHOOL ST
011-187	182 SCHOOL ST
011-186	186 SCHOOL ST
011-180	190 SCHOOL ST
011-178	194 SCHOOL ST
012-134	197 SCHOOL ST
012-122	203 SCHOOL ST
012-055	208 SCHOOL ST
012-104	215 SCHOOL ST
012-099	219 SCHOOL ST

012-094	225 SCHOOL ST
012-088	231 SCHOOL ST
012-069	237-239 SCHOOL ST
012-070	245 SCHOOL ST
012-052	253 SCHOOL ST
012-017	284 SCHOOL ST
015-076	6-12 SO MAIN ST
015-097	14 SO MAIN ST
015-086	16 SO MAIN ST
015-101	18 SO MAIN ST
015-109	20 SO MAIN ST
015-116	24-32 SO MAIN ST
015-130	36 SO MAIN ST
015-136	42 SO MAIN ST
015-068	26-28 UNION ST
007-291	67 VAN DEN NOORT ST
007-243	75-7 VAN DEN NOORT ST
007-238	76-80 VAN DEN NOORT ST
007-207	90 VAN DEN NOORT ST
007-212	95 VAN DEN NOORT ST
015-153	6 WILKINSON ST
015-142	16 WILKINSON ST
007-236	15 WOODSIDE ST