

Assessor's Office-Town of Willington, CT

APPLICATION FOR ASSESSMENT ADJUSTMENT DUE TO

DEFECTIVE CONCRETE FOUNDATION

The State of CT recently passes Substitute House Bill No 5180 "AN ACT CONCERNING CONCRETE FOUNDATIONS." Section 2 of this legislation states: Any owner of a residential building who has obtained a written evaluation from a professional engineer licensed pursuant to chapter 391 of the general statutes indicating that the foundation of such residential building was made with defective concrete may provide a copy of such evaluation to the assessor and request a reassessment of the residential building by the assessor. This legislation is effective for the October 1, 2016 Grand List. There are additional provisions in the legislation, and the full legislation can be found online at:

<https://www.cga.ct.gov/2016/ACT/pa/2016PA-00045-R00HB-05180-PA.htm>

If you believe your property suffers from a failing foundation, I recommend that you consult with a professional, licensed engineer as required by the new legislation, and obtain the necessary report. It is also recommended that you consult with the State of CT, Dept of Consumer Protection, which can be reached at www.ct.gov/dcp or 860-713-6100.

In order for me to make any decisions about reassessment, I *must* receive a full copy of your professional engineers report. Please complete and return the brief form below, along with a copy of the required engineer's evaluation report (see reverse) to the Town of Willington Assessor's Office, 40 Old Farms Rd, Willington, CT 06279 no later than December 31st.

Location of property with defective concrete: _____

Property owner(s): _____

Property owner mailing address: _____

Property owner daytime Phone#: _____

Property owner E-mail address: _____

I hereby declare under penalty of perjury that the information contained on this application is true according to the best of my knowledge, belief, and understanding.

Owner Signature: _____ Date: _____

Engineering Evaluation Report
In Support of Request for Reassessment of Residential Building
PA 16-45

Per Connecticut Public Act 16-45, Section 2.(a), which states in part, "Any owner of a residential building who has obtained a written evaluation from a professional engineer licensed pursuant to chapter 391 of the general statutes indicating that the foundation of such residential building was made with defective concrete may provide a copy of such evaluation to the assessor and request a reassessment of the residential building by the assessor."

The amount to which a residential property's assessment may be adjusted is dependent upon a licensed professional engineer providing information adequate to determine the degree of severity the defective concrete presents. The lower portion of this form is to be completed by the engineer for such purpose.

Where not provided on opposite side of page:

Location of property in with Defective Concrete: _____

Property Owner: _____

Property Owner's Mailing Address: _____

Property Owner's Daytime Phone #: _____

Property Owner's E-mail Address: _____

% of Foundation	Severity	Building Sides (i.e. A,B,C,D)	Photo Numbers	Petrographic analysis provided
	Documented to be "defective" – no sign of problems ¹			
	Minor degradation – no repair required ²			
	Minor to moderate degradation- repair suggested/recommended ²			
	Moderate to severe degradation- significant repairs required ²			
	Severe degradation- imminent threat of failure ²			

Footnotes:

1. Petrographic analysis required to support claim of defective concrete with no sign of problems.
2. Petrographic not required but may be submitted to illustrate progressive nature of defective concrete's reaction.

Recommended frequency of periodic review in order to identify a progression of defect: ____ year(s) ____ month(s)

Preparing professional engineer's signature & seal:

Engineer's contact information:

Phone: _____

Email: _____

