SOMERS, CONNECTICUT

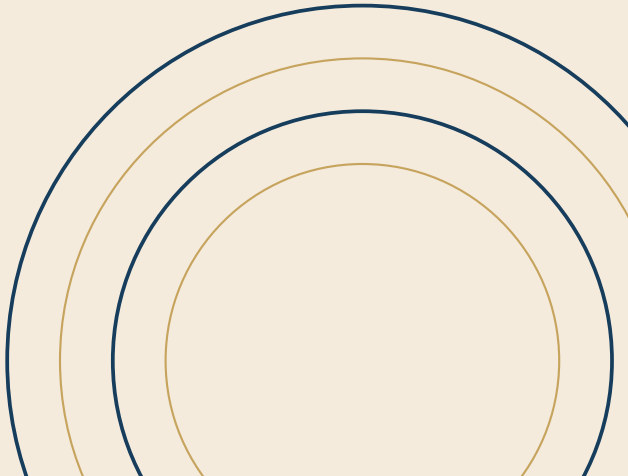
PROGRAM OVERVIEW

Connecticut Homestead Exemption Program

Board of Selectmen, October 22, 2026

What is this program?

This is a local property tax relief mechanism authorized under CT State Statute 12-81oo that allows municipalities to grant exemptions to qualified residential properties.
Town tax revenue collections remain the same, shifting the tax burden to personal property and motor vehicles.



OVERVIEW

Works for some towns, but not for Somers

You may have seen recently in the news, our neighbors implementing this law.

Abating Owner-Occupied homes 5-30% requires commercial, personal property, and motor vehicle to carry the weight.

01 **Requires a strong, commercial base**

02 **Increases the mill rate**

03 **Hours of Administrative Time**

COMPARISON

Neighborly Comparison

East Windsor, CT

September 1 Implementation

1,000+ Applications Received in the first month @ 74% Owner Occupied Homes
3 FTEs
74% Residential, 26% Other

Somers, CT

No Implementation

90% of Homes are Owner Occupied
1.5 FTEs
87% Residential, 13% Other

Why Doesn't the Math, Math?

90% Owner Occupied

What Would a 10% Residential Tax Abatement on Owner-Occupied Homes Look Like?

Type	2025 GL	2025 GL 10% Abatement
Real Estate	$1,139,585,080	$1,018,001,660
PP (Commercial)	$58,506,100	$58,506,100
MV	$118,580,450	$118,580,450
Total	$1,316,671,630	$1,195,088,210

$101,902,120 reduction in real estate grand list. That leaves $2,390,624 of tax revenue to make up with personal property, motor vehicles, and the 10% Owner non-occupied group.

Commercial - ≈$104,000 increase, $260/year increase
Motor Vehicle - ≈$211,000 increase, $25/year increase
10% Non-Owner Occupied - ≈$202,000 increase, $423/year increase

Where is the other $1.9 million?

Why Doesn't the Math, Math?

90% Owner Occupied

Example of FY2027 if Somers implemented with Reval for 90% of homes in Somers.

Type	Assessed Value	FY2027 23.46 Mill Rate	10% Abatement 25.24 Mill Rate	Variance
Real Estate	$385,000	$9,032	$8,746	($286)
MV	$36,000	$845	$909	$64

CLOSING

Questions & Discussion

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