



## *Town of Wallingford, Connecticut*

### **A PROGRAM ESTABLISHING A REAL PROPERTY TAX INCENTIVE FOR MANUFACTURERS**

#### **Section 1. Purpose**

To establish a real property tax incentive program in accordance with Section 12-65b of the Connecticut General Statutes for the Town of Wallingford in order to attract and retain manufacturing companies to locate or expand in Wallingford through the temporary fixing of real property assessments on property improvements costing at least \$1 million and resulting in an increased assessed valuation of the property of at least \$1 million.

#### **Section 2. Program**

- (a) The Town of Wallingford, acting by its Mayor, may enter into a written agreement(s), subject to Town Council approval, that shall provide for the temporary fixing of real property assessments, subject to the requirements as set forth below.
1. The applicant is a manufacturing company and not currently benefiting from any other real or personal property tax incentive program offered by the Town of Wallingford. Manufacturing is the activity of converting or conditioning tangible personal property by changing the form, composition, quality or character of the property. The Town will utilize the NAIC System as its guide.
  2. The manufacturing building is located or will be located in a zone that is approved for such use and is in compliance with the requirements of said zone as designated by the Wallingford Planning & Zoning Commission.
  3. The applicant(s) is current in the payment of any taxes or other obligations due to the Town of Wallingford and shall remain current in order to receive the benefit of this program.
  4. The criterion (total investment\*) to be considered for this program is a minimum of \$1 million or more of one of the following:
    - property improvements to an existing manufacturing/industrial facility;
    - property improvements to an existing facility being repurposed for a manufacturing use;
    - newly built manufacturing/industrial facility.

- (b) Taxes will be abated on the net increase\*\* in the assessed value of real property\*\*\* with a minimum required net increase in assessed value of \$1 million. Tax abatement will be for a period of up to seven (7) years as follows: years 1-5...50% abatement; years 6 and 7...25% abatement.
- (c) The period of benefit commences with the first applicable grand list following the issuance of a Certificate of Occupancy, subject to prior receipt of any required application and documentation showing verification of investment threshold. Any agreement entered into pursuant to this program shall not be subject to assignment, transfer or sale. Prior to the issuance of a certificate of occupancy, the Town will collect pro-rata taxes.
- (d) If an applicant(s) receiving incentive benefits substantially reduces its operations in its real property during the term of the agreement, the Town may terminate the agreement and may require full payback of all abated taxes. Substantially reduced operations shall mean among other things a reduction in square feet occupied within the facility by 20% or more, a reduction in workforce by 20% or more, failure to construct agreed upon additional phases of construction, or the sale of the property.
- (e) The purpose of the benefit is to support manufacturing. If the applicant receiving the benefit changes the use of the facility during the term of the agreement, the Town may terminate the agreement and require full payback of all abated taxes.
- (f) Program References:
  - \* Total investment of manufacturing development is the cost of the newly developed space and does not include the value of the land or personal property improvements.
  - \*\* Net increase is defined as the actual growth or increase in assessed value as calculated by subtracting the prior year's assessment after the allowance for all other qualifying Town of Wallingford grants or exemptions.
  - \*\*\* Real Property Assessment includes land and building.

### Section 3. Terms

This incentive program is available for the Grand List of October 2020 to and including the Grand List of October 2022. The program expires on September 30, 2023.

*Note: The Assessor's Grand List is due for completion by January 31 of each year. Administrative and Town Council action is required on any Real Property Tax Incentive Agreement. Completion of the Agreement for Town Council action is desirable by November 15.*

Adopted by Town Council on 11/15/05  
Approved by Town Council for 3 years on 1/12/10  
Approved (as Amended) by Town Council for 3 years on 12/10/13  
Approved (as Amended) by Town Council for 3 years on 9/12/17  
Approved by Town Council for 3 years on 10/27/20



*Town of Wallingford, Connecticut*

**Town of Wallingford**  
**Real Property Tax Incentive Program Application**  
**For Manufacturers**

Please be advised that the completion of this preliminary form does not constitute a formal approval for a Real Property Tax Incentive. In accordance with Section 12-65b of the Connecticut General Statutes, the Town of Wallingford may enter into a written agreement to provide for the temporary fixing of real property assessments only by affirmative vote of the Wallingford Town Council.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Company Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Company Wholly Owned: Yes \_\_\_\_\_ No \_\_\_\_\_ or a Subsidiary: Yes \_\_\_\_\_ No \_\_\_\_\_

Name of Parent Company (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Name of Entity who will Own the Building: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Entity who will Own the Land: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Manufacturer(s) who will Lease/Occupy the Facility, Term of Lease(s)

NAICS Code #, Type(s) of Product(s) Manufactured, and Number of Full Time

Employees in Wallingford:

\_\_\_\_\_  
\_\_\_\_\_

Project Description including Square Footage of Building and Estimated Date of Completion:

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Cost of Real Estate Improvements:

Please attach a Certification of Costs from a  
Licensed Architect, General Contractor or  
Certified Public Accountant

The undersigned affirms that the information provided  
herein is true and accurate

Date

Signature of Company Representative

Title

Subscribed and sworn to before me  
this \_\_\_\_\_ day or \_\_\_\_\_, 20\_\_\_\_  
State of \_\_\_\_\_ County of \_\_\_\_\_

Notary Public

Date Commission Expires: \_\_\_\_\_

Return Application to: Economic Development Commission  
45 South Main Street  
Wallingford, CT 06492  
Telephone: 203-294-2062