

CALENDAR YEAR 2020 INCOME AND EXPENSE FORM TOWN OF ASHFORD

RETURN BY JUNE 1, 2021

AUTHORITY FOR AND CONFIDENTIALITY OF INFORMATION. To assess your rental property equitably during the 2021 revaluation, information regarding your property's income and expenses is required. Connecticut General Statute (CGS) 12-63c requires all owners of rental real property to file this report annually. **The information filed will remain confidential, is not open to public inspection and is not a public record** under the Connecticut Freedom of Information statute (CGS 1-19).

PENALTY FOR NOT FILING

In accordance with CGS 12-63c(d), any owner of rental real property who **fails to file** this form as required in Section 12-63c(a) or files an incomplete or false form with intent to defraud, **shall be subject to a penalty assessment equal to a ten Percent (10%)** increase in the assessed value of such property. Upon determination that there is good cause, the assessor may grant an extension of not more than thirty days to file such information, if the owner of such property files a request for an extension with the assessor not later than May first.

WHO SHOULD FILE. All property owners receiving this form should complete and return this form to the Assessor's Office. If the property is partially owner-occupied, this form is completed for the portion of the building that is rented or available for rent. There are two filing exceptions:

- i) If your property is a 1 – 6 family residential property in which you reside, you are not required to file this form. Check the box below and return this document to the assessor.

I am an owner-occupant of this 1 – 6 family residential property and am not required to file this form.

- ii) If you or a related entity were not the property owner on 10/1/2020, check the box below and return this document to the assessor.

I or a related entity did not own the property on 10/1/2020.

HOW TO FILE. An income and expense report summary page and the appropriate income schedule must be completed for each rental property. If you own more than one rental property, a separate report/form must be filed for each property in Ashford. A computer printout is acceptable providing all the required information is provided.

RETURN TO THE ASSESSOR ON OR BEFORE JUNE 1, 2021

**ASSESSOR, TOWN OF ASHFORD
5 TOWN HALL RD
TEL: 860-487-4403 / FAX: 860-487-4432
EMAIL: assessor@ashfordtownhall.org**

Sec. 12-63c. Submission of income and expense information applicable to rental income real property.

(a) In determining the present true and actual value in any town of real property used primarily for purposes of producing rental income, the assessor, which term whenever used in this section shall include assessor or board of assessors, may require in the conduct of any appraisal of such property pursuant to the capitalization of net income method, as provided in section 12-63b, that the owner of such property annually submit to the assessor not later than the first day of June, on a form provided by the assessor not later than forty-five days before said first day of June, the best available information disclosing the actual rental and rental-related income and operating expenses applicable to such property. Submission of such information may be required whether or not the town is conducting a revaluation of all real property pursuant to section 12-62. Upon determination that there is good cause, the assessor may grant an extension of not more than thirty days to submit such information, if the owner of such property files a request for an extension with the assessor not later than May first.

(b) Any such information related to actual rental and rental-related income and operating expenses and not already a matter of public record that is submitted to the assessor shall not be subject to the provisions of section 1-210.

(c) If upon receipt of information as required under subsection (a) of this section the assessor finds that such information does not appear to reflect actual rental and rental-related income or operating expenses related to the current use of such property, additional verification concerning such information may be requested by the assessor. All information received by the assessor under subsection (a) of this section shall be subject to audit by the assessor or a designee of the assessor. Any person claiming to be aggrieved by the action of the assessor hereunder may appeal the actions of the assessor to the board of assessment appeals and the Superior Court as otherwise provided in this chapter.

(d) Any owner of such real property required to submit information to the assessor in accordance with subsection (a) of this section for any assessment year, who fails to submit such information as required under said subsection (a) or who submits information in incomplete or false form with intent to defraud, shall be subject to a penalty equal to a ten per cent increase in the assessed value of such property for such assessment year. Notwithstanding the provisions of this subsection, an assessor or board of assessment appeals shall waive such penalty if the owner of the real property required to submit the information is not the owner of such property on the assessment date for the grand list to which such penalty is added. Such assessor or board may waive such penalty upon receipt of such information in any town in which the legislative body adopts an ordinance allowing for such a waiver.