



**CITY OF NORWICH**  
CONNECTICUT

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**URBAN ENTERPRISE ZONE PROGRAM**  
**REAL PROPERTY ASSESSMENT DEFERRAL- Commercial and Residential**  
**FACT SHEET**

**How can the Enterprise Zone Program help owners of commercial and residential property?**

All real property that is constructed or substantially improved within the City's Urban Enterprise Zone may have its' real estate assessments fixed. Such fixed assessment shall be for a period of seven years from the completion time of such improvements and shall defer any increase in assessment attributable to such improvements according to the following schedule:

<b><u>Year</u></b>	<b><u>Percentage of Increase Deferred</u></b>
First	100%
Second	100%
Third	50%
Fourth	40%
Fifth	30%
Sixth	20%
Seventh	10%

The assessment deferral applies only to the new construction or improvements made. For Example: If your real property is assessed at \$100,000 and the assessment increases to \$125,000 as a result of the improvements, you will receive a seven-year deferral of the \$25,000 assessment increase.

**How do I apply?**

- Step 1: Contact the City of Norwich Assessor to verify that the property is located within the Enterprise Zone. Once the Enterprise Zone Eligibility is determined you will receive an application.
- Step 2: The application should be completed as soon as a building permit is issued. The completed application must be returned to the Assessor at which time an appointment for a property inspection (prior to starting the improvements) will be scheduled. The initial assessment for the assessment deferral calculation will be determined
- Step 3: Upon completion of the new construction or improvements (when the certificate of occupancy issued by the building/planning dept.), contact the Assessor for a final property inspection. The final assessment and deferred amount will be calculated.

Property taxes must be current to qualify for the program and remain current to benefit from the program.

**NOTE:** Any improvements or new construction must meet all applicable zoning, code and redevelopment requirements.



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**URBAN ENTERPRISE ZONE PROGRAM  
APPLICATION FOR REAL PROPERTY ASSESSMENT DEFERRAL  
(Commercial and Residential)**

DATE: \_\_\_\_\_

Property Location/Address: \_\_\_\_\_ Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Property Owner: \_\_\_\_\_ Mail address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Use of Property:**

Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Other \_\_\_\_\_

Is property in the Enterprise zone? Yes \_\_\_\_\_ No \_\_\_\_\_  
(Receive determination from Assessor)

New Construction \_\_\_\_\_ OR Property Improvement \_\_\_\_\_

Description of Work: \_\_\_\_\_

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Work starting Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Estimated cost of Work:\$ \_\_\_\_\_ Building Permit Number: \_\_\_\_\_

Current Assessed Value on Subject Property:\$ \_\_\_\_\_ Yearly Taxes:\$ \_\_\_\_\_

Are Taxes Current? Yes \_\_\_\_\_ No \_\_\_\_\_

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Signature of Applicant