

STANDING ORDER CONCERNING PROPERTY TAX APPEALS PENDING IN THE ADMINISTRATIVE APPEALS SESSION IN NEW BRITAIN

REQUIRED INITIAL DISCLOSURES

Within sixty days after the filing of a property tax appeal complaint in, or the transfer of a property tax appeal to, the Administrative Appeals Session of the Superior Court in New Britain, the parties shall exchange the following information to the extent such information then exists within their respective custody or control:

1. The plaintiff shall provide the defendant town or city with: (i) any appraisals of the subject property dated within the period starting two years prior to the valuation date at issue in the appeal and ending on the date of such exchange, (ii) income and expense figures for the property at issue for the most recent three years prior to the valuation date at issue in the appeal, (iii) copies of current leases or current lease summaries for the property at issue, and (iv) copies of any listing agreements concerning the property at issue dated within the most recent two years prior to the valuation date at issue in the appeal.
2. The defendant town or city shall provide the plaintiff with: (i) the valuation of the subject property established for the period prior to the revaluation at issue in the appeal, (ii) a copy of the property tax card for the property at issue, (iii) copies of the income and expense reports filed by the property owner for the most recent three years from the valuation date at issue in the appeal, and (iv) any appraisals of the subject property dated within the period starting two years prior to the valuation date at issue in the appeal and ending on the date of such exchange, including the methodology used to arrive at the valuation that is at issue in the appeal.

This standing order shall apply to any property tax appeal filed in, or transferred to, the Administrative Appeals Session of the Superior Court in New Britain on or after March 2, 2020. These requirements concern only initial disclosures of information and do not impact normal discovery conducted in the matter, the obligations imposed by scheduling orders issued in the matter, nor the rights and obligations established by statute or the Practice Book. The purpose of the initial disclosures is to foster settlement.



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Hon. John L. Cordani

Presiding Judge, Tax and Administrative Appeals Session

February 10, 2020