

STANDING ORDER ON TAX APPEALS PENDING OR TRANSFERRED TO THE TAX AND ADMINISTRATIVE APPEALS SESSION IN NEW BRITAIN AND ON ADMINISTRATIVE APPEALS UNDER THE UAPA (GENERAL STATUTES § 4-166 ET SEQ.)

I. MOTIONS IN ADMINISTRATIVE AND TAX APPEALS

All responses to motions must be filed within thirty days of the filing of the motion unless the court orders otherwise. Reply briefs of not more than ten pages may be filed as of right within fourteen days of the filing of the response to a motion. Oral argument on motions will be governed by Practice Book § 11-18(a). In the event that no opposition is filed to a non-arguable motion within thirty days or within the period of time ordered by the court, any right to a hearing will be considered to be waived and the court may act on the motion immediately.

It is not necessary to file a Request for Action form with a motion. Nevertheless, to expedite rulings on motions, moving counsel or parties are encouraged to confer with opposing counsel or parties and may inform the court via a Caseflow request when there is no opposition to the motion, or when the motion is ready for adjudication by the court.

On a motion for stay, the parties shall address the factors set forth in *Griffin Hospital v. Commission on Hospitals & Health Care*, 196 Conn. 451, 458-59 (1985). For additional factors relevant to a motion to stay a motor vehicle license suspension decision, see the separate Standing Order on that subject.

II. TAX APPEALS SUBJECT TO GENERAL STATUTES § 12-117a(a)(2)

In all real property tax appeals subject to the terms of General Statutes § 12-117a(a)(2), the plaintiff shall comply with the terms of that statute. A plaintiff may move for an extension of the appraisal requirements of General Statutes § 12-117a(a)(2) for good cause shown but shall do so before expiration of the 120 day deadline and should not anticipate multiple extensions. Any party may request a pretrial conference with the court at any time after the filing of the initial complaint, but, absent good cause shown, the parties should not anticipate receiving a pretrial date until after the appraisal requirements of General Statutes § 12-117a(a)(2) have been met.

III. ALL TAX APPEALS UNDER GENERAL STATUTES § 12-117a

In all real property tax appeals filed pursuant to General Statutes § 12-117a, the parties shall make the following required initial disclosures, which are in addition to any requirements imposed by § 12-117a(a)(2), if applicable.

Within sixty days after the filing of an initial complaint filed pursuant to General Statutes § 12-117a, or within sixty days after the transfer of any such 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 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.

These requirements concern only initial disclosures of information and do not impact normal discovery conducted in the matter, or the obligations imposed by scheduling orders issued in the matter, or any rights and obligations established by statute (including General Statutes § 12-117a(a)(2)), or any rights and obligations established the Practice Book.

Any party may request a pretrial conference with the court at any time after the filing of the initial complaint, but, absent good cause shown, the parties should not anticipate receiving a pretrial date until after the initial disclosures set forth above have been completed and the parties have exchanged any appraisals the parties intend to introduce at trial.

This standing order shall supersede all prior standing orders of this session on this subject.

Hon. Matthew J. Budzik
Presiding Judge, Tax and Administrative Appeals Session
September 3, 2024