



TOWN OF GRANBY

Town Hall, 15 North Granby Road, Granby, Connecticut 06035-2102

1. OPEN SPACE PLAN

Granby's abundant open space contributes significantly to its quality of life. However, while Granby contains a significant amount of permanently preserved open space, it also contains abundant private open space which is available for future development. The Town's existing ratio of one acre of permanently preserved open space per every 2 residents will certainly decline as the population increases, without a continued focus on the preservation of new areas of open space. A decline in the open space will limit recreational opportunities, while reducing wildlife habitat, the availability of local produce and reducing the overall quality of life.

2. OPEN SPACE ASSESSMENT POLICY

In accordance with *Preservation and Growth, A Plan of Conservation and Development*, and pursuant to the provisions of Section 12-107e of the Connecticut General Statutes, as amended, for purposes of assessment, all land in the Town of Granby located in either R30, R50, R2A or R4A single family residential zones is designated as open space land, and may be classified as such by the Assessor upon application by the owners, subject to the following provisions:

- * A. The designation of open space shall be that the land in excess of twice the minimum lot size is required in its zone.
- B. Contiguous, as well as non-contiguous parcels of land within a zone having the same title owner (except subdivision lots of record) may be aggregated for the purpose of determining the area which is eligible for open space.
- C. Effective on the date of approval as a subdivision or re-subdivision, any land which had been designated as open space by the Assessor shall be removed from such designation, and a conveyance tax paid, if required under Section 12-504a of the Connecticut General Statutes.

Adopted by Land Study Committee June 18, 1998

Adopted by Planning & Zoning Commission July 28, 1998

Adopted by Board of Selectmen September 21, 1998

Attachment for Forms M-29, M-30 and M-39
Applications to the Assessor for Classification of Land as Farm, Forest or Open Space Land

Sec. 12-504a. Conveyance tax on sale or transfer of land classified as farm, forest, open space or maritime heritage land. (a) If at any time there is a change of ownership for any property that is classified as farm land pursuant to section 12-107c, forest land pursuant to section 12-107d, open space land pursuant to section 12-107e or maritime heritage land pursuant to section 12-107g, a revised application shall be filed with the assessor pursuant to said section 12-107c, 12-107d, 12-107e or section 12-107g.

* (b) Any land which has been classified by the record owner thereof as open space land pursuant to section 12-107e or as maritime heritage land pursuant to section 12-107g, if sold or transferred by him within a period of ten years from the time he first caused such land to be so classified, shall be subject to a conveyance tax applicable to the total sales price of such land, which tax shall be in addition to the tax imposed under sections 12-494 to 12-504, inclusive. Said conveyance tax shall be at the following rate: (1) Ten per cent of said total sales price if sold within the first year following the date of such classification; (2) nine per cent if sold within the second year following the date of such classification; (3) eight per cent if sold within the third year following the date of such classification; (4) seven per cent if sold within the fourth year following the date of such classification; (5) six per cent if sold within the fifth year following the date of such classification; (6) five per cent if sold within the sixth year following the date of such classification; (7) four per cent if sold within the seventh year following the date of such classification; (8) three per cent if sold within the eighth year following the date of such classification; (9) two per cent if sold within the ninth year following the date of such classification; and (10) one per cent if sold within the tenth year following the date of such classification. No conveyance tax shall be imposed on such record owner by the provisions of sections 12-504a to 12-504f, inclusive, following the end of the tenth year after the date of such classification by the record owner or person acquiring title to such land or causing such land to be so classified.

(c) Any land which has been classified by the record owner thereof as farm land pursuant to section 12-107c or as forest land pursuant to section 12-107d, if sold or transferred by him within a period of ten years from the time he acquired title to such land or from the time he first caused such land to be so classified, whichever is earlier, shall be subject to a conveyance tax applicable to the total sales price of such land, which tax shall be in addition to the tax imposed under sections 12-494 to 12-504, inclusive. Said conveyance tax shall be at the following rate: (1) Ten per cent of said total sales price if sold within the first year of ownership by such record owner; (2) nine per cent if sold within the second year of ownership by such record owner; (3) eight per cent if sold within the third year of ownership by such record owner; (4) seven per cent if sold within the fourth year of ownership by such record owner; (5) six per cent if sold within the fifth year of ownership by such record owner; (6) five per cent if sold within the sixth year of ownership by such record owner; (7) four per cent if sold within the seventh year of ownership by such record owner; (8) three per cent if sold within the eighth year of ownership by such record owner; (9) two per cent if sold within the ninth year of ownership by such record owner; and (10) one per cent if sold within the tenth year of ownership by such record owner. No conveyance tax shall be imposed by the provisions of sections 12-504a to 12-504f, inclusive, following the end of the tenth year of ownership by the record owner or person acquiring title to such land or causing such land to be so classified.