



TOWN OF STONINGTON Annual Income and Expense Report

Return to:

Town of Stonington
Department of Assessment
152 Elm St
Stonington CT 06378
Tel: (860) 535-5098
Email: assessor@stonington-ct.gov

April 15, 2024

Property Owner Name: _____
Property Owner Mailing Address: _____

Property Location: _____
Parcel Id: _____

FILING INSTRUCTIONS - Under current law, the Assessor's Office is required to reassess all real property in this municipality for the October 1, 2027 Grand List. In order to assess your real property fairly and equitably, information regarding the income and expenses related to your property is essential. Connecticut General Statutes, Section 12-63c requires owners of rental property to annually file the enclosed forms. Any information related to the actual rental and rental-related income and operating expenses shall not be a public record, and is not subject to the disclosure provisions of Connecticut General Statute Section 1-210 (Freedom of Information Act).

Please complete the enclosed forms and return them to this office on or before JUNE 3rd. In accordance with Connecticut General Statute Section 12-63c(d), any owner of primarily rental real property who fails to file this form by JUNE 3, 2024, or files an incomplete or false form with intent to defraud, shall be subject to a one-year penalty assessment equal to a ten percent (10%) increase in the assessed value of such property. Pursuant to CGS 12-63c upon determination that there is *good cause*, the assessor may grant an extension of not more than 30 days to submit such information, if the owner of such property files a request for an extension with the assessor not later than June 3rd.

GENERAL INSTRUCTIONS - Complete this form for marinas and boatyards and related property. **Please identify the number of slips by length/width of slip and rental rate for each size category on a separate sheet of paper. Also reflect rental basis (\$/lf/month; \$/unit/season). Provide Annual information for the Calendar Year 2023.**

WHO SHOULD FILE - All individuals and businesses receiving this form should complete and return this form to the Assessor's Office. If you believe that you are not required to fill out this form, please call the number listed above to discuss your special situation. All properties which are rented or leased, including commercial, retail, industrial and residential properties, except "*such property used for residential purposes, containing not more than six dwelling units and in which the owner resides*" must complete this form. If a property is partially owner-occupied, this report must still be filed.

IF YOUR PROPERTY IS 100% OWNER OCCUPIED, OR 100% LEASED TO A RELATED CORPORATION, BUSINESS FAMILY MEMBER OR OTHER RELATED ENTITY, PLEASE INDICATE BY CHECKING THE FOLLOWING BOX: ☐

THE ENCLOSED FORMS MUST SIGNED & RETURNED TO THE STONINGTON ASSESSMENT DEPT (FILINGS CAN BE BY EMAIL, MAIL, COURIER SERVICE, HAND DELIVERY TO THE ASSESSOR'S OFFICE OR PLACED IN THE DROP BOX TO THE LEFT OF THE FRONT DOOR OF TOWN HALL) ON OR BEFORE JUNE 3, 2024 OR BE SUBJECT TO THE TEN PERCENT (10%) PENALTY. A RESPONSE IS REQUIRED.

Town of Stonington Department of Assessment

MARINAS

Income and Expense Survey for Calendar Year 2023

(Due **JUNE 3, 2024**)

Information provided is CONFIDENTIAL, in accordance with Connecticut Law

Property Owner: _____
 Account Number: _____
 Property Address: _____
 Property Name: _____
 Form Preparer/Position: _____
 Telephone Number & Email: _____ / _____

Marina Characteristics-(see definitions that follow)

Which of the following best describes your marina operation?

Marina: ☐ Marina/Boatyard ☐ Dockominium/cooperative ☐
 Dry Land Marina: ☐ Yacht Club ☐ Mixed Use ☐
 Boatyard ☐ Park/Public Moorage ☐ Other _____ ☐
 Winter Storage ☐

Please provide a schedule of season and off-season rates for all facilities.

In-Water facilities (Please complete all that apply)

Type of Slips	No. of slips	Rate	Available Utilities	Boat Launching Facilities
Open-slips		\$	Electricity 110 <input type="checkbox"/>	Crane <input type="checkbox"/>
Covered		\$	Electricity 220 <input type="checkbox"/>	Forklift <input type="checkbox"/>
Enclosed		\$	Water <input type="checkbox"/>	Hydraulic Trailer <input type="checkbox"/>
Moorings		\$	Telephone <input type="checkbox"/>	Travel Lift & Well <input type="checkbox"/>
Total		\$	Cable TV <input type="checkbox"/>	Boat Ramp <input type="checkbox"/>
			Other _____ <input type="checkbox"/>	

Please identify the number of slips by length/width of slip and rental rate for each size category on a separate sheet of paper. Also please reflect rental basis (\$/lf; \$/month; \$/unit/season).

Dry Land Facilities (Please complete all that apply)

Dockside Services	Boat/Auto Storage	Size range	Additional Facilities
Office <input type="checkbox"/>	Drystack <input type="checkbox"/> #		Over-night dockage <input type="checkbox"/> Rental/Charter Service <input type="checkbox"/>
Fuel Facilities <input type="checkbox"/>	Oth. Indoor <input type="checkbox"/> #		Retail Store <input type="checkbox"/> Laundry <input type="checkbox"/>
Engine Repair <input type="checkbox"/>	Outdoor <input type="checkbox"/> #		Restaurant <input type="checkbox"/> Showers <input type="checkbox"/>
FbrGlass Repair <input type="checkbox"/>	Auto spaces <input type="checkbox"/> #		Apartments <input type="checkbox"/> Restrooms <input type="checkbox"/>
Dry Sailor Spots <input type="checkbox"/>			Lockers <input type="checkbox"/> Portalet <input type="checkbox"/>

Product and Service Income

Slips/Mooring	\$ _____
Slips/Mooring Available for Transients	_____
Storage/Hauling	_____
Launch Service	_____
Repair Service	_____
Fuel/Oil Sales	_____
Retail Sales	_____
Food Service	_____
Apartment/Lodging Income	_____
Utility Charges/Miscellaneous Income	_____

Total Revenue \$ _____

Annual Operating Expenses:

Fixed Expenses

Real Estate Taxes: Tenant _____ or Owner _____	\$ _____
Personal Property Taxes	_____
Rent: Building/Docks/Land	_____
Rent: Equipment	_____
Insurance	_____
Total Fixed Expenses	\$ _____

Variable Expenses

Owner's Salary/Management Fee	\$ _____
Administrative/General	_____
Repairs/Maintenance	_____
Utilities (Heat, Light, Power)	_____
Trash Removal	_____
Sales/Marketing	_____
Salaries, Payroll and Related Benefits	_____
Total Variable Expenses	\$ _____

Total Operating Expenses \$ _____

Net Operating Income \$ _____

Do any of the figures include capital expenditures or extraordinary costs which vary from typical operating expenses? If yes, explain: _____

Please provide comments or Additional information (may be attached).

Signature / Printed Name / Position

Date

Marinas

Income and Expense Survey for Calendar Year 2023

Definitions

“Boatyard” means a facility that is intended to provide complete construction and repair services for all manner of marine craft in addition to such dry storage as may be found complimentary to the primary use.

“Dry (land) boat storage” means a space on dry land or within a building which is rented to the public for the purpose of storing boats.

“Marina” means a facility that provides wet moorage or dry storage, supplies, and services for pleasure craft and some types of commercial craft. Boat-launching facilities may also be provided at a marina.

“Marina/Boatyard” The purpose of this operation is to provide boat repair and storage services. The fueling of resident and transient crafts is permitted.

“Moorage” means any over-water facility for securing boats, including docks, piers, and mooring buoys, but excluding anchorage and dry boat storage.