

**Proposed Substitute  
Bill No. 806**

LCO No. 5438

**AN ACT ESTABLISHING THE CRUMBLING FOUNDATION  
ASSISTANCE PROGRAM AND ASSISTING HOMEOWNERS WITH  
CRUMBLING FOUNDATIONS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective July 1, 2018*) (a) Each insurance company  
2 that issues, renews, amends or endorses a homeowners insurance  
3 policy, condominium association master policy, renters insurance  
4 policy or unit owners' association property insurance policy on or after  
5 July 1, 2018, shall remit to the Insurance Commissioner a surcharge,  
6 not later than March fifteenth annually, of twelve dollars from such  
7 policies written on property or risks located or resident in this state.  
8 Any such remittances collected shall be deposited in the Crumbling  
9 Foundation Assistance Fund established pursuant to section 2 of this  
10 act.

11 (b) Each such insurance company shall include with such  
12 remittance, in a form and manner prescribed by the commissioner,  
13 documentation to substantiate the surcharge amount remitted.

14 (c) Any insurance company aggrieved because of the surcharge  
15 levied under this section may appeal therefrom to the superior court  
16 for the judicial district of New Britain.

17       Sec. 2. (NEW) (*Effective July 1, 2017*) (a) For the purposes of this  
18 section, "residential building" means a one-family, two-family, three-  
19 family or four-family dwelling or a condominium unit constructed on  
20 or after January 1, 1983.

21       (b) There is established an account to be known as the "Crumbling  
22 Foundation Assistance Fund" which shall be a separate, nonlapsing  
23 account within the General Fund. The account shall contain any  
24 moneys required by law to be deposited in the account, any moneys as  
25 may be available from federal, state or other sources, except any  
26 money from the Federal Emergency Management Agency, and any  
27 voluntary contributions. Moneys in the account shall be expended by  
28 the Capitol Region Council of Governments organized under the  
29 provision of section 4-124i to 4-124p, inclusive, of the general statutes  
30 in amounts necessary to fund the program established by subsection  
31 (c) and (d) of this section.

32       (c) There is established the crumbling foundation assistance  
33 program, administered by the Capitol Region Council of Governments,  
34 for the purposes of providing grants to eligible homeowners of  
35 residential buildings to repair or replace the concrete foundations of  
36 such residential buildings that have deteriorated due to the presence of  
37 pyrrhotite. Each grant may be in an amount not exceeding one  
38 hundred fifty thousand dollars or seventy five per cent of the total cost  
39 to repair the concrete foundation, whichever is less. The Capitol  
40 Region Council of Governments shall (1) establish eligibility  
41 requirements for such grants, which shall include, but need not be  
42 limited to, (A) a requirement that the owner of the residential building  
43 obtain qualified test results indicating that the foundation of such  
44 residential building is deteriorating due to the presence of pyrrhotite,  
45 (B) a requirement that the owner submit a complaint regarding the  
46 concrete foundation to the Department of Consumer Protection, and  
47 (C) a requirement that the owner submit proof of homeowner's  
48 insurance policy, renter's insurance policy or unit owners' association  
49 property insurance policy and proof of any denial of liability in whole  
50 or in part by the insurance company issuing such policy concerning

51 the concrete foundation, and (2) establish grant procedures and  
52 processes as the Capitol Region Council of Governments deems  
53 appropriate. Any homeowner who receives financial assistance from  
54 the Federal Emergency Management Agency to repair or replace his or  
55 her concrete foundation may be entitled to receive a grant pursuant to  
56 such program provided the amount of the financial assistance received  
57 shall be deducted from the amount of the grant.

58 (d) The Capitol Region Council of Governments may enter into a  
59 contract with the Connecticut Housing Finance Authority created  
60 under section 8-244 of the general statutes or any lending institution to  
61 develop and implement a long-term low-interest loan program to  
62 assist eligible homeowners obtain financing to repair or replace  
63 concrete foundations that have deteriorated due to the presence of  
64 pyrrhotite.

65 Sec. 3. (NEW) (*Effective July 1, 2017*) (a) There is established a  
66 Crumbling Foundation Oversight Committee. The committee shall (1)  
67 assess the development and implementation of programs to assist  
68 owners of buildings with concrete foundations deteriorating due to the  
69 presence of pyrrhotite, (2) review the use of the Crumbling Foundation  
70 Assistance Fund and the crumbling foundation assistance program,  
71 established pursuant to section 2 of this act, and (3) make  
72 recommendations for the improvement of programs to assist such  
73 owners in an efficient, cost effective and timely manner.

74 (b) The committee shall consist of the following members:

75 (1) One appointed by the speaker of the House of Representatives,  
76 who shall be a chief elected official from a municipality impacted by  
77 buildings with faulty or failing concrete foundations;

78 (2) One appointed by the president pro tempore of the Senate, who  
79 shall be a chief elected official from a municipality impacted by  
80 buildings with faulty or failing concrete foundations;

81 (3) One appointed by the majority leader of the House of

82 Representatives;

83 (4) One appointed by the majority leader of the Senate;

84 (5) One appointed by the minority leader of the House of  
85 Representatives;

86 (6) One appointed by the minority leader of the Senate;

87 (7) The Commissioner of Administrative Service, or the  
88 commissioner's designee;

89 (8) The Commissioner of Consumer Protection, or the  
90 commissioner's designee;

91 (9) The Banking Commissioner, or the commissioner's designee;

92 (10) The Insurance Commissioner, or the commissioner's designee;

93 (11) The Secretary of the Office of Policy and Management, or the  
94 Secretary's designee;

95 (12) The executive director of the Capitol Region Council of  
96 Governments, or the executive director's designee;

97 (13) The executive director of the Northeastern Connecticut Council  
98 of Governments, or the executive director's designee; and

99 (14) Such other members as the committee may prescribe.

100 (c) Any member of the committee appointed under subdivision (1),  
101 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member  
102 of the General Assembly.

103 (d) All appointments to the committee shall be made not later than  
104 thirty days after the effective date of this section. Any vacancy shall be  
105 filled by the appointing authority.

106 (e) The speaker of the House of Representatives and the president  
107 pro tempore of the Senate shall select the chairpersons of the

108 committee from among the members of the committee. Such  
109 chairpersons shall schedule the first meeting of the committee, which  
110 shall be held not later than sixty days after the effective date of this  
111 section.

112 (f) Members of the committee shall serve without compensation.

113 (g) Not later than January 1, 2018, and annually thereafter, the  
114 committee shall submit a report on its findings and recommendations  
115 to the joint standing committee of the General Assembly having  
116 cognizance of matters relating to banks, insurance, public safety and  
117 security and planning and development, in accordance with the  
118 provisions of section 11-4a of the general statutes, recommending  
119 measures to assist owners of buildings with concrete foundations  
120 deteriorating due to the presence of pyrrhotite.

121 Sec. 4. Section 10a-178 of the general statutes is repealed and the  
122 following is substituted in lieu thereof (*Effective July 1, 2017*):

123 As used in this chapter, the following words and terms shall have  
124 the following meanings unless the context indicates another or  
125 different meaning or intent:

126 (a) "Authority" means the State of Connecticut Health and  
127 Educational Facilities Authority created by section 10a-179 or any  
128 board, body, commission, department or officer succeeding to the  
129 principal functions thereof or to whom the powers conferred upon the  
130 authority by this chapter shall be given by law;

131 (b) "Project", in the case of a participating institution for higher  
132 education, means a structure suitable for use as a dormitory or other  
133 housing facility, including housing for staff members, employees or  
134 students at such institution of higher education, dining hall, student  
135 union, administration building, academic building, library, laboratory,  
136 research facility, classroom, athletic facility, health care facility, and  
137 maintenance, storage or utility facility and other structures or facilities  
138 related thereto or required or useful for the instruction of students or

139 the conducting of research or the operation of an institution for higher  
140 education, including parking and other facilities or structures essential  
141 or convenient for the orderly conduct of such institution for higher  
142 education, also including equipment and machinery and other similar  
143 items necessary or convenient for the operation of a particular facility  
144 or structure in the manner for which its use is intended or for the  
145 operation of a participating institution for higher education, or any  
146 combination thereof, but shall not include such items as books, fuel,  
147 supplies or other items the purchase of which is customarily deemed  
148 to result in a current operating charge; in the case of a participating  
149 health care institution, means a structure suitable for use as a hospital,  
150 clinic, or other health care facility, laboratory, laundry, residence  
151 facility, including housing for nurses, interns, staff members,  
152 employees or students at such health care institution and their  
153 immediate families and for physically or mentally handicapped  
154 persons, administration building, research facility, and maintenance,  
155 storage or utility facility and other structures or facilities related  
156 thereto or required or useful for the operation of the project, including  
157 parking and other facilities or structures essential or convenient for the  
158 orderly operation of such project, also including equipment and  
159 machinery and other similar items necessary or convenient for the  
160 operation of the project in the manner for which its use is intended or  
161 for the operation of a participating health care institution, or any  
162 combination thereof, but shall not include such items as fuel, supplies  
163 or other items the purchase of which is customarily deemed to result in  
164 a current operating charge; in the case of a participating qualified  
165 nonprofit organization, means a structure or facility owned in its  
166 entirety by, or suitable for use in accordance with the charitable or  
167 nonprofit status of the qualified nonprofit organization, also including  
168 equipment and machinery and other similar items necessary or  
169 convenient for the operation of the project in the manner for which its  
170 use is intended or for the operation of a participating qualified  
171 nonprofit corporation; [and,] in the case of a participating nursing  
172 home, means a structure or facility suitable for use as a nursing home,  
173 residential care home, rest home, health care facility for the

174 handicapped, mental health facility or independent living facility  
175 subject to the licensing requirements of chapter 368v and appurtenant  
176 facilities, equipment and machinery and other similar items necessary  
177 or convenient for the operation of a particular facility or structure in  
178 the manner for which its use is intended or for the operation of a  
179 participating nursing home; and, in the case of participating  
180 municipalities engaged in the abatement of an actual or potential  
181 nuisance, means the development and deployment of financial  
182 assistance, including, but not limited to, credit enhancements, loan  
183 guarantees or procurement of construction equipment or materials to  
184 aid in the abatement of such nuisances;

185 (c) "Cost" as applied to a project or any portion thereof financed  
186 under the provisions of this chapter embraces all or any part of the cost  
187 of construction and acquisition of all lands, structures, real or personal  
188 property, rights, rights-of-way, franchises, easements and interests  
189 acquired or used for a project, the cost of demolishing or removing any  
190 buildings or structures on land so acquired, including the cost of  
191 acquiring any lands to which such buildings or structures may be  
192 moved, the cost of all machinery and equipment, financing charges,  
193 interest prior to, during and for a period after completion of such  
194 construction, provisions for working capital, reserves for principal and  
195 interest and for extensions, enlargements, additions, replacements,  
196 renovations and improvements, cost of engineering, financial and legal  
197 services, plans, specifications, studies, surveys, estimates of cost and of  
198 revenues, administrative expenses, expenses necessary or incident to  
199 determining the feasibility or practicability of constructing the project  
200 and such other expenses as may be necessary or incident to the  
201 construction and acquisition of the project, the financing of such  
202 construction and acquisition and the placing of the project in  
203 operation;

204 (d) "Bonds" means bonds of the authority issued under the  
205 provisions of this chapter, including refunding bonds,  
206 notwithstanding that the same may be secured by mortgage or the full  
207 faith and credit of the authority or the full faith and credit of a

208 participating institution for higher education, a participating health  
209 care institution, a participating corporation, a participating nursing  
210 home, [or] a participating qualified nonprofit organization,  
211 participating municipalities or any other lawfully pledged security of a  
212 participating institution for higher education, a participating health  
213 care institution, a participating corporation, a participating nursing  
214 home, [or] a participating qualified nonprofit organization or  
215 participating municipalities;

216 (e) "Institution for higher education" means (1) an educational  
217 institution situated within this state which by virtue of law or charter  
218 is a nonprofit educational institution empowered to provide a program  
219 of education beyond the high school level; or (2) a public educational  
220 institution, which, shall be any constituent unit, as defined in section  
221 10a-1;

222 (f) "Participating institution for higher education" means an  
223 institution for higher education which, pursuant to the provisions of  
224 this chapter, shall undertake the financing and construction or  
225 acquisition of a project or shall undertake the refunding or refinancing  
226 of obligations or of a mortgage, or advances made or given for the  
227 costs of a project, as provided in and permitted by this chapter;

228 (g) "Health care institution" means (1) any nonprofit, state-aided  
229 hospital or other health care institution, including The University of  
230 Connecticut Health Center, which is entitled, under the laws of the  
231 state, to receive assistance from the state by means of a grant made  
232 pursuant to a budgetary appropriation made by the General  
233 Assembly, (2) any other hospital or other health care institution which  
234 is licensed, or any nonprofit, nonstock corporation which shall receive  
235 financing or shall undertake to construct or acquire a project which is  
236 or will be eligible to be licensed, as an institution under the provisions  
237 of sections 19a-490 to 19a-503, inclusive, or any nonprofit, nonstock,  
238 nonsectarian facility which is exempt from taxation under the  
239 provisions of section 12-81 or 38a-188 and which is a health care center  
240 under the provisions of sections 38a-175 to 38a-191, inclusive, or (3)



241 any nonprofit corporation wholly owned by two or more hospitals or  
242 other health care institutions which operates for and on behalf of such  
243 hospitals or other health care institutions a project, as defined in  
244 subsection (b) of this section, or is a nursing home;

245 (h) "Nursing home" means any institution which is or will be  
246 eligible to be licensed as an institution under sections 19a-490 to 19a-  
247 503, inclusive, or a facility which (1) provides chronic and convalescent  
248 nursing care, (2) is a rest home with nursing facilities, (3) provides  
249 health care facilities for the handicapped, (4) is a home for elderly  
250 persons or physically handicapped or mentally handicapped persons  
251 or (5) is a continuing care facility registered with the Department of  
252 Social Services, pursuant to chapter 319f;

253 (i) "Participating nursing home" means a nursing home which,  
254 pursuant to the provisions of this chapter, undertakes the financing  
255 and construction or acquisition of a project or undertakes the  
256 refunding or refinancing of obligations or of a mortgage, loans or  
257 advances made or given for the costs of a project as provided in and  
258 permitted by this chapter;

259 (j) "Participating health care institution" means a health care  
260 institution which, pursuant to the provisions of this chapter,  
261 undertakes the financing and construction or acquisition of a project or  
262 undertakes the refunding or refinancing of obligations or of a  
263 mortgage, loan or advances made or given for the cost of a project as  
264 provided in and permitted by this chapter;

265 (k) "Participating corporation" means any nonprofit corporation  
266 created by a participating health care institution or a participating  
267 institution for higher education, or by one or more of them in  
268 combination, and to which there has been or will be transferred all  
269 right, title and interest in a project for the sole purpose of operating  
270 such project on behalf of such participating institution or institutions  
271 for the life of the bonds issued to finance such project, provided upon  
272 retirement of all of such bonds, all right, title and interest in the project  
273 shall revert to and vest in the participating institution for higher

274 education or the participating health care institution or jointly in both  
275 such institutions;

276 (l) "Federally guaranteed security" means any security, investment  
277 or evidence of indebtedness which is either directly or indirectly  
278 insured or guaranteed, in whole or in part, as to the payment of  
279 principal and interest, by the United States of America or any agency  
280 or instrumentality thereof;

281 (m) "Federally insured mortgage loan" means any loan secured by a  
282 mortgage from any participating institution for higher education or  
283 participating health care institution or participating nursing home  
284 which is either directly or indirectly insured or guaranteed, in whole  
285 or in part, as to the repayment of principal and interest, by the United  
286 States of America or any agency or instrumentality thereof, or by any  
287 commitment by the United States of America or any agency or  
288 instrumentality thereof to so insure or guarantee;

289 (n) "Qualified nonprofit organization" means any private, nonprofit  
290 organization qualified under Section 501(c)(3) of the Internal Revenue  
291 Code of 1986, as the same may be amended from time to time, other  
292 than a health care institution, nursing home or institution for higher  
293 education;

294 (o) "Participating qualified nonprofit organization" means a  
295 qualified nonprofit organization which, pursuant to the provisions of  
296 this chapter, shall undertake the financing and construction or  
297 acquisition of a project or shall undertake the refunding or refinancing  
298 of obligations, or of a mortgage, loan or advances made or given to it  
299 to finance, in anticipation of permanent financing or donation from an  
300 outside source, the cost of a project, as provided in and permitted by  
301 this chapter;

302 (p) "Connecticut Higher Education Supplemental Loan Authority"  
303 means the Connecticut Higher Education Supplemental Loan  
304 Authority established as a subsidiary of the authority with powers  
305 granted pursuant to chapter 187b;

306 (q) "Connecticut Student Loan Foundation" means the Connecticut  
307 Student Loan Foundation established pursuant to chapter 187a that is a  
308 subsidiary of the authority as provided in section 10a-203a, and that is  
309 deemed a quasi-public agency for purposes of chapter 12;

310 (r) "Participating municipalities" means two or more municipalities  
311 that, pursuant to subsection (h) of section 10a-185, as amended by this  
312 act, jointly undertake the financing and construction or acquisition of a  
313 project or undertake the refunding or refinancing of obligations or a  
314 mortgage, a loan or advances made or given for the cost of a project  
315 pursuant to section 10a-185, as amended by this act.

316 Sec. 5. Section 10a-180 of the general statutes is repealed and the  
317 following is substituted in lieu thereof (*Effective July 1, 2017*):

318 The purpose of the authority shall be to assist institutions for higher  
319 education, health care institutions, nursing homes, child care or child  
320 development facilities, [and] qualified nonprofit organizations, and  
321 participating municipalities in the construction, financing and  
322 refinancing of projects or in any other manner provided in this chapter,  
323 and for this purpose the authority is authorized and empowered:

324 (a) To have perpetual succession as a body politic and corporate and  
325 to adopt bylaws for the regulation of its affairs and the conduct of its  
326 business;

327 (b) To adopt an official seal and alter the same at pleasure;

328 (c) To maintain an office at such place or places as it may designate;

329 (d) To sue and be sued in its own name, and plead and be  
330 impleaded;

331 (e) To determine the location and character of any project to be  
332 financed under the provisions of this chapter, and to construct,  
333 reconstruct, renovate, replace, maintain, repair, operate, lease, as lessee  
334 or lessor, and regulate the same, to enter into contracts for any or all of  
335 such purposes, to enter into contracts for the management and

336 operation of a project, and to designate a participating institution for  
337 higher education, a participating health care institution, a participating  
338 corporation, a participating nursing home, [or] a participating  
339 qualified nonprofit organization or participating municipalities as its  
340 agent to determine the location and character of a project undertaken  
341 by such participating institution for higher education, by such  
342 participating health care institution, by such participating corporation,  
343 by such participating nursing home, [or] by such participating  
344 qualified nonprofit organization or by such participating  
345 municipalities under the provisions of this chapter and as the agent of  
346 the authority, to construct, reconstruct, renovate, replace, maintain,  
347 repair, operate, lease, as lessee or lessor, and regulate the same, and, as  
348 the agent of the authority, to enter into contracts for any or all of such  
349 purposes, including contracts for the management and operation of  
350 such project;

351 (f) To issue bonds, bond anticipation notes and other obligations of  
352 the authority for any of its corporate purposes, and to fund or refund  
353 the same, all as provided in this chapter;

354 (g) Generally, to fix and revise from time to time and charge and  
355 collect rates, rents, fees and charges for the use of and for the services  
356 furnished or to be furnished by a project or any portion thereof and to  
357 contract with any person, partnership, association or corporation or  
358 other body public or private in respect thereof;

359 (h) To establish rules and regulations for the use of a project or any  
360 portion thereof and to designate a participating institution for higher  
361 education, a participating health care institution, a participating  
362 corporation, a participating nursing home, [or] a qualified nonprofit  
363 organization or participating municipalities as its agent to establish  
364 rules and regulations for the use of a project undertaken by such  
365 participating institution for higher education, by such participating  
366 health care institution, by such participating corporation, [or] by such  
367 participating nursing home, [or] by such [participating] qualified  
368 nonprofit organization or by such participating municipalities;

369 (i) To employ consulting engineers, architects, attorneys,  
370 accountants, construction and financial experts, superintendents,  
371 managers, and such other employees and agents as may be necessary  
372 in its judgment, and to fix their qualifications, duties and  
373 compensation;

374 (j) To receive and accept from any public agency insurance, loans or  
375 grants for or in aid of the construction of a project or any portion  
376 thereof, and to receive and accept loans, grants, aid or contributions  
377 from any source of either money, property, labor or other things of  
378 value, to be held, used and applied only for the purposes for which  
379 such loans, grants, aid and contributions are made;

380 (k) To mortgage any project and the site thereof for the benefit of the  
381 holders of bonds issued to finance such project;

382 (l) To make loans to any participating institution for higher  
383 education, to any participating health care institution, to any  
384 participating corporation, to any participating nursing home and to  
385 any participating qualified nonprofit organization for the cost of a  
386 project in accordance with an agreement between the authority and  
387 such participating institution for higher education, such participating  
388 health care institution, such participating corporation, such  
389 participating nursing home or such participating qualified nonprofit  
390 organization and to utilize the services of an agent in making such  
391 loans or to agree to purchase federally guaranteed securities from any  
392 third parties making such loans; provided no such loan shall exceed  
393 the total cost of the project as determined by the participating  
394 institution for higher education, the participating health care  
395 institution, the participating corporation, the participating nursing  
396 home or the participating qualified nonprofit organization, and  
397 approved by the authority;

398 (m) To make loans to a participating institution for higher  
399 education, to a participating health care institution, to a participating  
400 corporation, to a participating nursing home or to a participating  
401 qualified nonprofit organization, to refinance or refund outstanding

402 obligations or mortgages on the project, or advances issued for the cost  
403 of a project, made or given by such participating institution for higher  
404 education, such participating health care institution, such participating  
405 corporation, such participating nursing home or such participating  
406 qualified nonprofit organization, to utilize the services of an agent in  
407 making such loans or to agree to purchase federally guaranteed  
408 securities from any third parties making such loans and to create a  
409 security interest in revenues to be pledged to the authority;

410 (n) To charge to and equitably apportion among participating  
411 institutions for higher education, participating health care institutions,  
412 participating corporations, participating nursing homes, [and]  
413 participating qualified nonprofit organizations and participating  
414 municipalities its administrative costs and expenses incurred in the  
415 exercise of the powers and duties conferred by this chapter;

416 (o) To acquire and to agree to acquire any federally guaranteed  
417 security and to pledge or otherwise use any such federally guaranteed  
418 security in such manner as the authority deems in its best interest to  
419 secure or otherwise provide a source of repayment on any of its bonds  
420 or notes or to agree to make a loan to any participating institution for  
421 higher education, participating health care institution, participating  
422 corporation, participating nursing home or participating qualified  
423 nonprofit organization for the purpose of acquiring and entering into  
424 commitments to acquire any federally guaranteed security; provided  
425 that any agreement entered into pursuant to this subdivision may  
426 contain such provisions as are deemed necessary or desirable by the  
427 authority for the security or protection of the authority or the holders  
428 of its bonds or notes; provided further that the authority, prior to  
429 making any such acquisition, commitment or loan, shall agree with  
430 any such participating institution for higher education, participating  
431 health care institution, participating corporation, participating nursing  
432 home or participating qualified nonprofit organization or any other  
433 appropriate institution or corporation to require that the proceeds  
434 derived from the acquisition of any such federally guaranteed security  
435 will be used for the purpose of financing or refinancing any project for

436 such participating institution for higher education, participating health  
437 care institution, participating corporation, participating nursing home  
438 or participating qualified nonprofit organization;

439 (p) To do all things necessary or convenient to carry out the  
440 purposes of this chapter. In carrying out the purposes of this chapter,  
441 the authority may undertake a project for two or more participating  
442 institutions for higher education jointly, two or more participating  
443 health care institutions jointly, two or more participating corporations  
444 jointly, two or more participating nursing homes jointly, [or] two or  
445 more participating qualified nonprofit organizations jointly [ ] or  
446 participating municipalities or for any combination thereof of  
447 participating institutions for higher education, participating health  
448 care institutions, participating corporations, participating nursing  
449 homes or participating qualified nonprofit organizations, and,  
450 thereupon, all other provisions of this chapter shall apply to and for  
451 the benefit of the authority and such joint participants;

452 (q) To make loans to any participating health care institution, to any  
453 participating institution for higher education, to any participating  
454 corporation, or to any participating qualified nonprofit organization  
455 which is organized, controlled or supervised by a health care  
456 institution or an institution of higher education to finance or refinance  
457 the cost of a project to be used to provide housing and auxiliary  
458 facilities for staff members, employees or students of any such health  
459 care institution or institution of higher education and their immediate  
460 families, for physically or mentally handicapped persons or for any  
461 one or more of the above purposes;

462 (r) To make and enter into all contracts and agreements necessary or  
463 incidental to the performance of its duties and the execution of its  
464 powers under its enabling legislation, including contracts and  
465 agreements for such professional services as financial consultants,  
466 bond counsel, underwriters, technical specialists, as the board of  
467 directors shall deem necessary;

468 (s) To invest any funds not needed for immediate use or

469 disbursement, including reserve funds, in obligations issued or  
470 guaranteed by the United States of America or the state of Connecticut,  
471 including the state's Short-Term or Long-Term Investment Fund, and  
472 in other securities or obligations which are legal investments for banks  
473 in this state, or in investment agreements with financial institutions  
474 whose short-term obligations are rated within the top two rating  
475 categories of any nationally recognized rating service or of any rating  
476 service recognized by the Banking Commissioner, or investment  
477 agreements fully secured by obligations of, or guaranteed by, the  
478 United States or agencies or instrumentalities of the United States or in  
479 securities or obligations which are legal investments for savings banks  
480 in this state, subject to repurchase agreements in the manner in which  
481 such agreements are negotiated in sales of securities in the market  
482 place, provided that the authority shall not enter into any such  
483 agreement with any securities dealer or bank acting as a securities  
484 dealer unless such dealer or bank is included in the list of primary  
485 dealers, effective at the time of such agreement, as prepared by the  
486 Federal Reserve Bank of New York, provided the investment of  
487 escrowed proceeds of refunding bonds shall be governed by section  
488 10a-192, and further provided nothing in this subsection shall limit the  
489 investment of reserve funds of the authority, or of any moneys held in  
490 trust or otherwise for the payment of bonds or notes of the authority,  
491 pursuant to section 10a-190a;

492 (t) To adopt regular procedures for exercising its power under its  
493 enabling legislation not in conflict with existing statutes;

494 (u) To make grants or provide other forms of financial assistance to  
495 any institution for higher education, to any health care institution, to  
496 any nursing home, to any child care or child development facility,  
497 [and] to any qualified nonprofit organization and to participating  
498 municipalities in such amounts, for such purposes and subject to such  
499 eligibility and other requirements as are established pursuant to  
500 written procedures adopted by the board of directors pursuant to  
501 subsection (h) of section 10a-179;



502 (v) (1) In connection with, or incidental to, the issuance or carrying  
503 of bonds, notes or other obligations of the authority, or acquisition or  
504 carrying of any investment or program of investment, to enter into any  
505 contract which the authority determines to be necessary or appropriate  
506 to place the obligation or investment of the authority, as represented  
507 by the bonds, notes or other obligations, investment or program of  
508 investment and the contract or contracts, in whole or in part, on the  
509 interest rate, currency, cash flow or other basis desired by the  
510 authority, including, without limitations, contracts commonly known  
511 as interest rate swap agreements, currency swap agreements, forward  
512 payment conversion agreements, futures or contracts providing for  
513 payments based on levels of, or changes in, interest rates, currency  
514 exchange rates, stock or other indices, or contracts to exchange cash  
515 flows or a series of payments, or contracts, including, without  
516 limitation, interest rate floors or caps, options, puts or calls to hedge  
517 payment, currency, rate, spread or similar exposure or, contracts for  
518 the purchase of option rights with respect to the mandatory tender for  
519 purchase of bonds, notes or other obligations of the authority, which  
520 are subject to mandatory tender or redemption, including the issuance  
521 of certificates evidencing the right of the owner to exercise such option  
522 rights. Such contracts or arrangements may also be entered into by the  
523 authority in connection with, or incidental to, entering into or  
524 maintaining any agreement which secures its bonds, notes or other  
525 obligations, subject to the terms and conditions thereof respecting  
526 outstanding obligations. (2) Bonds, notes and other obligations issued  
527 by the authority may be payable in accordance with their terms, in  
528 whole or in part, in currency other than lawful money of the United  
529 States of America, provided the authority enters into a currency swap  
530 or similar agreement for payments in lawful money of the United  
531 States of America, which covers the entire amount of the debt service  
532 payment obligation of the authority with respect to the bonds, notes or  
533 other obligations payable in other currency, and further provided if the  
534 term of that agreement is less than the term of the bonds, notes or  
535 other obligations, the authority shall include a best efforts covenant to  
536 enter into additional agreements as may be necessary to cover the

537 entire amount of the debt service payment obligation. (3) In connection  
538 with, or incidental to, the issuance or carrying of bonds, notes or other  
539 obligations or entering into any of the contracts or agreements referred  
540 to in subdivision (1) of this subsection, the authority may enter into  
541 credit enhancement or liquidity agreements, with payment, interest  
542 rate, currency, security, default, remedy and other terms and  
543 conditions as the authority determines;

544 (w) To make grants or provide other forms of financial assistance to  
545 any institution of higher education, to any health care institution, to  
546 any nursing home, to any child care or child development facility,  
547 [and] to any qualified nonprofit organization and to participating  
548 municipalities in such amounts, for energy efficient construction or  
549 renovation projects or renewable energy construction or renovation  
550 projects subject to such eligibility and other requirements the board of  
551 directors establishes pursuant to written procedures adopted by the  
552 board pursuant to subsection (h) of section 10a-179;

553 (x) To provide and be compensated for such services to or on behalf  
554 of the Connecticut Higher Education Supplemental Loan Authority as  
555 are appropriate for the operation and management of said authority,  
556 including, without limitation, to provide to said authority and to be  
557 reimbursed for costs associated with such space, equipment, supplies  
558 and employees as are necessary and appropriate for the operations of  
559 said authority;

560 (y) To provide and be compensated for such services to or on behalf  
561 of the Connecticut Student Loan Foundation as are appropriate for the  
562 operation and management of said foundation, including, without  
563 limitation, to provide to said foundation and to be reimbursed for costs  
564 associated with such space, equipment, supplies and employees as are  
565 necessary and appropriate for the operations of said foundation.

566 Sec. 6. Section 10a-182 of the general statutes is repealed and the  
567 following is substituted in lieu thereof (*Effective July 1, 2017*):

568 The authority is authorized and empowered, directly or by and

569 through a participating institution for higher education, a participating  
570 health care institution, a participating corporation, [or] a participating  
571 nursing home, [or] a participating qualified nonprofit organization or  
572 participating municipalities, as its agent, to acquire by purchase or by  
573 gift or devise such lands, structures, property, real or personal, rights-  
574 of-way, franchises, easements and other interests in lands, including  
575 lands lying under water and riparian rights, which are located within  
576 or without the state as it may deem necessary or convenient for the  
577 construction or operation of a project, upon such terms and at such  
578 prices as may be considered by it to be reasonable and can be agreed  
579 upon between it and the owner thereof, and to take title thereto in the  
580 name of the authority or in the name of a participating institution for  
581 higher education, a participating health care institution, a participating  
582 corporation, [or] a participating nursing home, [or] a participating  
583 qualified nonprofit organization or participating municipalities as its  
584 agent.

585       Sec. 7. Section 10a-185 of the general statutes is repealed and the  
586 following is substituted in lieu thereof (*Effective July 1, 2017*):

587       (a) The authority is authorized from time to time to issue its  
588 negotiable bonds for any corporate purpose. In anticipation of the sale  
589 of such bonds the authority may issue negotiable bond anticipation  
590 notes and may renew the same from time to time. Such notes shall be  
591 paid from any revenues of the authority or other moneys available  
592 therefor and not otherwise pledged, or from the proceeds of sale of the  
593 bonds of the authority in anticipation of which they were issued. The  
594 notes shall be issued in the same manner as the bonds. Such notes and  
595 the resolution or resolutions authorizing the same may contain any  
596 provisions, conditions or limitations which a bond resolution of the  
597 authority may contain.

598       (b) Except as may otherwise be expressly provided by the authority,  
599 every issue of its bonds, notes or other obligations shall be general  
600 obligations of the authority payable from any revenues or moneys of  
601 the authority available therefor and not otherwise pledged, subject

602 only to any agreements with the holders of particular bonds, notes or  
603 other obligations pledging any particular revenues or moneys and  
604 subject to any agreements with any participating institution for higher  
605 education, any participating health care institution, [or] any  
606 participating corporation or participating municipalities.  
607 Notwithstanding that such bonds, notes or other obligations may be  
608 payable from a special fund, they shall be and be deemed to be for all  
609 purposes negotiable instruments, subject only to the provisions of such  
610 bonds, notes or other obligations for registration.

611 (c) The bonds may be issued as serial bonds or as term bonds, or the  
612 authority, in its discretion, may issue bonds of both types. The bonds  
613 shall be authorized by resolution of the members of the board of  
614 directors of the authority and shall bear such date or dates, mature at  
615 such time or times, not exceeding fifty years from their respective  
616 dates, bear interest at such rate or rates, be payable at such time or  
617 times, be in such denominations, be in such form, either coupon or  
618 registered, carry such registration privileges, be executed in such  
619 manner, be payable in lawful money of the United States of America at  
620 such place or places, and be subject to such terms of redemption, as  
621 such resolution or resolutions may provide. The bonds or notes may be  
622 sold at public or private sale for such price or prices as the authority  
623 shall determine. The power to fix the date of sale of bonds, to receive  
624 bids or proposals, to award and sell bonds, and to take all other  
625 necessary action to sell and deliver bonds may be delegated to the  
626 chairman or vice-chairman of the board or the executive director or  
627 other officers of the authority by resolution of the board. The exercise  
628 of such delegated powers may be made subject to the approval of a  
629 majority of the members of the board which approval may be given in  
630 the manner provided in the bylaws of the authority. Pending  
631 preparation of the definitive bonds, the authority may issue interim  
632 receipts or certificates which shall be exchanged for such definitive  
633 bonds.

634 (d) Any resolution or resolutions authorizing any bonds or any  
635 issue of bonds may contain provisions, which shall be a part of the

636 contract with the holders of the bonds to be authorized, as to: (1)  
637 Pledging the full faith and credit of the authority, the full faith and  
638 credit of a participating institution for higher education, a participating  
639 health care institution, a participating corporation, [or of] a  
640 participating nursing home or participating municipalities, all or any  
641 part of the revenues of a project or any revenue-producing contract or  
642 contracts made by the authority with any individual, partnership,  
643 corporation or association or other body, public or private, any  
644 federally guaranteed security and moneys received therefrom  
645 purchased with bond proceeds or any other property, revenues, funds  
646 or legally available moneys to secure the payment of the bonds or of  
647 any particular issue of bonds, subject to such agreements with  
648 bondholders as may then exist; (2) the rentals, fees and other charges  
649 to be charged, and the amounts to be raised in each year thereby, and  
650 the use and disposition of the revenues; (3) the setting aside of reserves  
651 or sinking funds, and the regulation and disposition thereof; (4)  
652 limitations on the right of the authority or its agent to restrict and  
653 regulate the use of the project; (5) the purpose and limitations to which  
654 the proceeds of sale of any issue of bonds then or thereafter to be  
655 issued may be applied, including as authorized purposes, all costs and  
656 expenses necessary or incidental to the issuance of bonds, to the  
657 acquisition of or commitment to acquire any federally guaranteed  
658 security and to the issuance and obtaining of any federally insured  
659 mortgage note, and pledging such proceeds to secure the payment of  
660 the bonds or any issue of the bonds; (6) limitations on the issuance of  
661 additional bonds, the terms upon which additional bonds may be  
662 issued and secured and the refunding of outstanding bonds; (7) the  
663 procedure, if any, by which the terms of any contract with  
664 bondholders may be amended or abrogated, the amount of bonds the  
665 holders of which must consent thereto, and the manner in which such  
666 consent may be given; (8) limitations on the amount of moneys derived  
667 from the project to be expended for operating, administrative or other  
668 expenses of the authority; (9) defining the acts or omissions to act  
669 which shall constitute a default in the duties of the authority to holders  
670 of its obligations and providing the rights and remedies of such

671 holders in the event of a default; and (10) the mortgaging of a project  
672 and the site thereof for the purpose of securing the bondholders.

673 (e) Neither the members of the board of directors of the authority  
674 nor any person executing the bonds, notes or other obligations shall be  
675 liable personally on the bonds, notes or other obligations or be subject  
676 to any personal liability or accountability by reason of the issuance  
677 thereof.

678 (f) The authority shall have power out of any funds available  
679 therefor to purchase its bonds, notes or other obligations. The  
680 authority may hold, pledge, cancel or resell such bonds, notes or other  
681 obligations, subject to and in accordance with agreements with  
682 bondholders.

683 (g) The authority is further authorized and empowered to issue  
684 bonds, notes or other obligations under this section the interest on  
685 which may be includable in the gross income of the holder or holders  
686 thereof under the Internal Revenue Code of 1986, or any subsequent  
687 corresponding internal revenue code of the United States, as from time  
688 to time amended, to the same extent and in the same manner that  
689 interest on bills, notes, bonds or other obligations of the United States  
690 is includable in the gross income of the holder or holders thereof under  
691 any such internal revenue code, and to issue bonds, notes or other  
692 obligations under this section that may be eligible for tax credits or  
693 exemptions or payments from the federal government, or any other  
694 desired federal income tax treatment of such bonds, notes or other  
695 obligations. Any such bonds, notes or other obligations may be issued  
696 only upon a finding by the authority that such issuance is necessary, is  
697 in the public interest, and is in furtherance of the purposes and powers  
698 of the authority. The state hereby consents to such inclusion only for  
699 the bonds, notes or other obligations of the authority so authorized.

700 (h) In accordance with the provisions of section 10a-180, as  
701 amended by this act, and subject to the provisions of chapter 187, the  
702 authority may issue bonds at the request of participating  
703 municipalities, subject to the approval of the legislative body of each

704 municipality, for the purpose of paying all or part of the cost of any  
705 project undertaken by such participating municipalities to abate an  
706 actual or potential nuisance that constitutes a deleterious condition on  
707 real property that, if left unabated, would cause the collapse of a  
708 concrete foundation and damage the housing stock in such  
709 participating municipalities to such an extent that a significant  
710 negative impact on such participating municipalities' economies  
711 would result.

712 Sec. 8. Section 10a-186a of the general statutes is repealed and the  
713 following is substituted in lieu thereof (*Effective July 1, 2017*):

714 (a) In connection with the issuance of bonds to finance a project at a  
715 participating nursing home or to refund bonds previously issued by  
716 the authority to finance a project at a participating nursing home, or in  
717 connection with the issuance of bonds to effect a refinancing or other  
718 restructuring with respect to one or more participating nursing homes  
719 as permitted by subsection (b) of this section, to finance dormitories,  
720 residential facilities, student centers, food service facilities and other  
721 auxiliary service facilities and related buildings and improvements at a  
722 public educational institution, to finance The University of Connecticut  
723 Health Center clinical services projects, as defined in subsection (g) of  
724 section 10a-114a, [or] to finance up to one hundred million dollars, in  
725 the aggregate, for equipment, including installation and any necessary  
726 building renovations or alterations for the installation and operation of  
727 such equipment, for participating health care institutions at the  
728 discretion of the Secretary of the Office of Policy and Management and  
729 the Treasurer or to finance a project undertaken by participating  
730 municipalities at the discretion of the Secretary of the Office of Policy  
731 and Management, the authority may create and establish one or more  
732 reserve funds to be known as special capital reserve funds and may  
733 pay into such special capital reserve funds (1) any moneys  
734 appropriated and made available by the state for the purposes of such  
735 funds, (2) any proceeds of the sale of notes or bonds for a project, to the  
736 extent provided in the resolution of the authority authorizing the  
737 issuance thereof, and (3) any other moneys which may be made

738 available to the authority for the purpose of such funds from any other  
739 source or sources. The moneys held in or credited to any special capital  
740 reserve fund established under this section, except as hereinafter  
741 provided, shall be used solely for the payment of the principal of and  
742 interest, when due, whether at maturity or by mandatory sinking fund  
743 installments, on bonds of the authority secured by such capital reserve  
744 fund as the same become due, the purchase of such bonds of the  
745 authority, the payment of any redemption premium required to be  
746 paid when such bonds are redeemed prior to maturity, including in  
747 any such case by way of reimbursement of a provider of bond  
748 insurance or of a credit or liquidity facility that has paid such amounts;  
749 provided the authority shall have power to provide that moneys in  
750 any such fund shall not be withdrawn therefrom at any time in such  
751 amount as would reduce the amount of such funds to less than the  
752 maximum amount of principal and interest becoming due by reasons  
753 of maturity or a required sinking fund installment in the then current  
754 or any succeeding calendar year on the bonds of the authority then  
755 outstanding or the maximum amount permitted to be deposited in  
756 such fund by the Internal Revenue Code of 1986, or any subsequent  
757 corresponding internal revenue code of the United States, as from time  
758 to time amended, to permit the interest on such bonds to be excluded  
759 from gross income for federal tax purposes and secured by such  
760 special capital reserve fund, such amount being herein referred to as  
761 the "required minimum capital reserve", except for the purpose of  
762 paying such principal of, redemption premium and interest on such  
763 bonds of the authority secured by such special capital reserve  
764 becoming due and for the payment of which other moneys of the  
765 authority are not available. The authority may provide that it shall not  
766 issue bonds secured by a special capital reserve fund at any time if the  
767 required minimum capital reserve on the bonds outstanding and the  
768 bonds then to be issued and secured by the same special capital  
769 reserve fund at the time of issuance, unless the authority, at the time of  
770 the issuance of such bonds, shall deposit in such special capital reserve  
771 fund from the proceeds of the bonds so to be issued, or otherwise, an  
772 amount which, together with the amount then in such special capital



773 reserve fund, will be not less than the required minimum capital  
774 reserve. On or before December first, annually, there is deemed to be  
775 appropriated from the state General Fund such sums, if any, as shall be  
776 certified by the chairman or vice-chairman of the authority to the  
777 Secretary of the Office of Policy and Management and the Treasurer of  
778 the state, as necessary to restore each such special capital reserve fund  
779 to the amount equal to the required minimum capital reserve of such  
780 fund, and such amounts shall be allotted and paid to the authority. For  
781 the purpose of evaluation of any such special capital reserve fund,  
782 obligations acquired as an investment for any such fund shall be  
783 valued at market. Nothing contained in this section shall preclude the  
784 authority from establishing and creating other debt service reserve  
785 funds in connection with the issuance of bonds or notes of the  
786 authority which are not special capital reserve funds. Subject to any  
787 agreement or agreements with holders of outstanding notes and bonds  
788 of the authority, any amount or amounts allotted and paid to the  
789 authority pursuant to this section shall be repaid to the state from  
790 moneys of the authority at such time as such moneys are not required  
791 for any other of its corporate purposes and in any event shall be repaid  
792 to the state on the date one year after all bonds and notes of the  
793 authority theretofore issued on the date or dates such amount or  
794 amounts are allotted and paid to the authority or thereafter issued,  
795 together with interest on such bonds and notes, with interest on any  
796 unpaid installments of interest and all costs and expenses in  
797 connection with any action or proceeding by or on behalf of the  
798 holders thereof, are fully met and discharged. No bonds secured by a  
799 special capital reserve fund shall be issued to pay project costs unless  
800 the authority is of the opinion and determines that the revenues from  
801 the project shall be sufficient (A) to pay the principal of and interest on  
802 the bonds issued to finance the project, (B) to establish, increase and  
803 maintain any reserves deemed by the authority to be advisable to  
804 secure the payment of the principal of and interest on such bonds, (C)  
805 to pay the cost of maintaining the project in good repair and keeping it  
806 properly insured, and (D) to pay such other costs of the project as may  
807 be required.

808 (b) Notwithstanding the provisions of subsection (a) of this section,  
809 after June 4, 1998, no bonds secured by such a special capital reserve  
810 fund shall be issued by the authority to finance a project at a  
811 participating nursing home, or to refund, refinance or otherwise  
812 restructure bonds issued to finance a project at a participating nursing  
813 home, except for bonds that meet the following requirements: (1) Such  
814 bonds, which may be bonds issued on a pooled or obligated group  
815 basis with respect to more than one participating nursing home, must,  
816 at least in part, refund, refinance or otherwise restructure bonds which  
817 are already secured by a special capital reserve fund pursuant to this  
818 section; (2) the state [must] shall be released from any obligation to  
819 restore any special capital reserve fund for the bonds being refunded,  
820 refinanced or otherwise restructured; and (3) the authority and the  
821 State Treasurer and the Secretary of the Office of Policy and  
822 Management [must] shall approve such bonds and must determine  
823 that the aggregate liability of the state with respect to such bonds will  
824 be less than the aggregate liability of the state with respect to the bonds  
825 being refunded, refinanced or otherwise restructured and that such  
826 refunding, refinancing or restructuring is in the best interest of the  
827 state. Any approval and determination by the authority, the State  
828 Treasurer and the secretary under subdivision (3) of this subsection  
829 shall be in lieu of (A) the otherwise required opinion of sufficiency by  
830 the authority set forth in subsection (a) of this section, and (B) the  
831 approval of the State Treasurer and the documentation of the authority  
832 otherwise required under subsection (a) of section 1-124, and may  
833 provide for the waiver or modification of such other requirements of  
834 subsection (a) of this section as the authority, the State Treasurer and  
835 the secretary determine to be necessary or appropriate in order to  
836 effectuate such refunding, refinancing or restructuring, subject to all  
837 applicable tax covenants of the authority and the state.

838 Sec. 9. Section 10a-187 of the general statutes is repealed and the  
839 following is substituted in lieu thereof (*Effective July 1, 2017*):

840 [Bonds] (a) Except as provided in subsection (b) of this section,  
841 bonds issued under the provisions of this chapter shall not be deemed

842 to constitute a debt or liability of the state or of any political  
843 subdivision thereof other than the authority or a pledge of the full faith  
844 and credit of the state or of any such political subdivision other than  
845 the authority, but shall be payable solely from the funds herein  
846 provided therefor. All such bonds shall contain on the face thereof a  
847 statement to the effect that neither the state of Connecticut nor any  
848 political subdivision thereof other than the authority or any  
849 participating municipality, as provided in subsection (b) of this section,  
850 shall be obligated to pay the same or the interest thereon except from  
851 revenues of the project or the portion thereof for which they are issued  
852 and that neither the faith and credit nor the taxing power of the state of  
853 Connecticut or of any political subdivision thereof other than the  
854 authority or any participating municipality, as provided in subsection  
855 (b) of this section, is pledged to the payment of the principal of or the  
856 interest on such bonds. The issuance of bonds under the provisions of  
857 this chapter shall not directly or indirectly or contingently obligate the  
858 state or any political subdivision thereof to levy or to pledge any form  
859 of taxation whatever therefor or to make any appropriation for their  
860 payment except as provided in subsection (d) of section 10a-185, as  
861 amended by this act, and section 10a-186a, as amended by this act.  
862 Nothing contained in this section shall prevent nor be construed to  
863 prevent the authority from pledging its full faith and credit or the full  
864 faith and credit of a participating institution for higher education, the  
865 full faith and credit of a participating health care institution, the full  
866 faith and credit of a participating corporation, the full faith and credit  
867 of a participating nursing home, [or] the full faith and credit of a  
868 participating qualified nonprofit organization or the full faith and  
869 credit of a participating municipality to the payment of bonds or issue  
870 of bonds authorized pursuant to this chapter.

871 (b) Bonds issued under the provisions of this chapter for projects  
872 undertaken by participating municipalities may, subject to the  
873 approval of the Secretary of the Office of Policy and Management,  
874 constitute debts, liabilities or pledges of the full faith and credit of such  
875 participating municipalities jointly, severally or in any ratio as such  
876 participating municipalities may have agreed. The provisions of this

877 subsection shall not be construed to prevent the authority from  
878 pledging its full faith and credit or the full faith and credit of such  
879 participating municipalities to the payment or issue of bonds  
880 authorized pursuant to this chapter.

881 Sec. 10. Subdivision (7) of subsection (c) of section 7-148 of the  
882 general statutes is repealed and the following is substituted in lieu  
883 thereof (*Effective July 1, 2017*):

884 (7) (A) (i) Make rules relating to the maintenance of safe and  
885 sanitary housing;

886 (ii) Regulate the mode of using any buildings when such regulations  
887 seem expedient for the purpose of promoting the safety, health, morals  
888 and general welfare of the inhabitants of the municipality;

889 (iii) Regulate and prohibit the moving of buildings upon or through  
890 the streets or other public places of the municipality, and cause the  
891 removal and demolition of unsafe buildings and structures;

892 (iv) Regulate and provide for the licensing of parked trailers when  
893 located off the public highways, and trailer parks or mobile  
894 manufactured home parks, except as otherwise provided by special act  
895 and except where there exists a local zoning commission so  
896 empowered;

897 (v) Establish lines beyond which no buildings, steps, stoop, veranda,  
898 billboard, advertising sign or device or other structure or obstruction  
899 may be erected;

900 (vi) Regulate and prohibit the placing, erecting or keeping of signs,  
901 awnings or other things upon or over the sidewalks, streets and other  
902 public places of the municipality;

903 (vii) Regulate plumbing and house drainage;

904 (viii) Prohibit or regulate the construction of dwellings, apartments,  
905 boarding houses, hotels, commercial buildings, youth camps or

906 commercial camps and commercial camping facilities in such  
907 municipality unless the sewerage facilities have been approved by the  
908 authorized officials of the municipality;

909 (B) (i) Regulate and prohibit, in a manner not inconsistent with the  
910 general statutes, traffic, the operation of vehicles on streets and  
911 highways, off-street parking and on-street residential neighborhood  
912 parking areas in which on-street parking is limited to residents of a  
913 given neighborhood, as determined by the municipality;

914 (ii) Regulate the speed of vehicles, subject to the provisions of the  
915 general statutes relating to the regulation of the speed of motor  
916 vehicles and of animals, and the driving or leading of animals through  
917 the streets;

918 (iii) Require that conspicuous signage be posted in any area where a  
919 motor vehicle may be subject to towing or to the use of a wheel-locking  
920 device that renders such motor vehicle immovable, and that such  
921 signage indicate where the motor vehicle will be stored, how the  
922 vehicle may be redeemed and any costs or fees that may be charged;

923 (C) Regulate and prohibit the construction or use, and require the  
924 removal of sinks, cesspools, drains, sewers, privies, barns, outhouses  
925 and poultry pens and houses;

926 (D) (i) Regulate and prohibit the going at large of dogs and other  
927 animals in the streets and public places of the municipality and  
928 prevent cruelty to animals and all inhuman sports, except that no  
929 municipality shall adopt breed-specific dog ordinances;

930 (ii) Regulate and prohibit the keeping of wild or domestic animals,  
931 including reptiles, within the municipal limits or portions thereof;

932 (E) (i) Define, prohibit and abate within the municipality all  
933 nuisances and causes thereof, and all things detrimental to the health,  
934 morals, safety, convenience and welfare of its inhabitants; [and cause]

935 (ii) Effect the abatement of any nuisance at the expense of the owner

- 936 or owners of the premises on which such nuisance exists;
- 937 (F) (i) Keep streets, sidewalks and public places free from undue  
938 noise and nuisances, and prohibit loitering thereon;
- 939 (ii) Regulate loitering on private property with the permission of the  
940 owner thereof;
- 941 (iii) Prohibit the loitering in the nighttime of minors on the streets,  
942 alleys or public places within its limits;
- 943 (iv) Prevent trespassing on public and private lands and in  
944 buildings in the municipality;
- 945 (G) Prevent vice and suppress gambling houses, houses of ill-fame  
946 and disorderly houses;
- 947 (H) (i) Secure the safety of persons in or passing through the  
948 municipality by regulation of shows, processions, parades and music;
- 949 (ii) Regulate and prohibit the carrying on within the municipality of  
950 any trade, manufacture, business or profession which is, or may be, so  
951 carried on as to become prejudicial to public health, conducive to fraud  
952 and cheating, or dangerous to, or constituting an unreasonable  
953 annoyance to, those living or owning property in the vicinity;
- 954 (iii) Regulate auctions and garage and tag sales;
- 955 (iv) Prohibit, restrain, license and regulate the business of peddlers,  
956 auctioneers and junk dealers in a manner not inconsistent with the  
957 general statutes;
- 958 (v) Regulate and prohibit swimming or bathing in the public or  
959 exposed places within the municipality;
- 960 (vi) Regulate and license the operation of amusement parks and  
961 amusement arcades including, but not limited to, the regulation of  
962 mechanical rides and the establishment of the hours of operation;

963 (vii) Prohibit, restrain, license and regulate all sports, exhibitions,  
964 public amusements and performances and all places where games may  
965 be played;

966 (viii) Preserve the public peace and good order, prevent and quell  
967 riots and disorderly assemblages and prevent disturbing noises;

968 (ix) Establish a system to obtain a more accurate registration of  
969 births, marriages and deaths than the system provided by the general  
970 statutes in a manner not inconsistent with the general statutes;

971 (x) Control insect pests or plant diseases in any manner deemed  
972 appropriate;

973 (xi) Provide for the health of the inhabitants of the municipality and  
974 do all things necessary or desirable to secure and promote the public  
975 health;

976 (xii) Regulate the use of streets, sidewalks, highways, public places  
977 and grounds for public and private purposes;

978 (xiii) Make and enforce police, sanitary or other similar regulations  
979 and protect or promote the peace, safety, good government and  
980 welfare of the municipality and its inhabitants;

981 (xiv) Regulate, in addition to the requirements under section 7-282b,  
982 the installation, maintenance and operation of any device or  
983 equipment in a residence or place of business which is capable of  
984 automatically calling and relaying recorded emergency messages to  
985 any state police or municipal police or fire department telephone  
986 number or which is capable of automatically calling and relaying  
987 recorded emergency messages or other forms of emergency signals to  
988 an intermediate third party which shall thereafter call and relay such  
989 emergency messages to a state police or municipal police or fire  
990 department telephone number. Such regulations may provide for  
991 penalties for the transmittal of false alarms by such devices or  
992 equipment;

993 (xv) Make and enforce regulations for the prevention and  
994 remediation of housing blight, including regulations reducing  
995 assessments and authorizing designated agents of the municipality to  
996 enter property during reasonable hours for the purpose of remediating  
997 blighted conditions, provided such regulations define housing blight  
998 and require such municipality to give written notice of any violation to  
999 the owner and occupant of the property and provide a reasonable  
1000 opportunity for the owner and occupant to remediate the blighted  
1001 conditions prior to any enforcement action being taken, and further  
1002 provided such regulations shall not authorize such municipality or its  
1003 designated agents to enter any dwelling house or structure on such  
1004 property, and including regulations establishing a duty to maintain  
1005 property and specifying standards to determine if there is neglect;  
1006 prescribe civil penalties for the violation of such regulations of not less  
1007 than ten or more than one hundred dollars for each day that a  
1008 violation continues and, if such civil penalties are prescribed, such  
1009 municipality shall adopt a citation hearing procedure in accordance  
1010 with section 7-152c;

1011 (xvi) Regulate, on any property owned by the municipality, any  
1012 activity deemed to be deleterious to public health, including the  
1013 lighting or carrying of a lighted cigarette, cigar, pipe or similar device;

1014 Sec. 11. (NEW) (*Effective July 1, 2017*) A municipality may waive any  
1015 application fee which would otherwise be required for a building  
1016 permit to repair or replace a concrete foundation that has deteriorated  
1017 due to the presence of pyrrhotite.

1018 Sec. 12. Subdivision (2) of subsection (b) of section 29-252a of the  
1019 general statutes is repealed and the following is substituted in lieu  
1020 thereof (*Effective July 1, 2017*):

1021 (2) On and after July 1, 1999, the State Building Inspector shall  
1022 assess an education fee on each building permit application. During  
1023 the fiscal year commencing July 1, 1999, the amount of such fee shall be  
1024 sixteen cents per one thousand dollars of construction value as  
1025 declared on the building permit application, and the State Building



1026 Inspector shall remit such fees, quarterly, to the Department of  
1027 Administrative Services, for deposit in the General Fund. Upon  
1028 deposit in the General Fund, the amount of such fees shall be credited  
1029 to the appropriation to the Department of Administrative Services and  
1030 shall be used for the code training and educational programs  
1031 established pursuant to section 29-251c. On and after July 1, 2000, the  
1032 assessment shall be made in accordance with regulations adopted  
1033 pursuant to subsection (d) of section 29-251c. The State Building  
1034 Inspector shall waive such education fee for any municipality that  
1035 waives its application fee for a building permit to repair or replace a  
1036 concrete foundation that has deteriorated due to the presence of  
1037 pyrrhotite.

1038 Sec. 13. (NEW) (*Effective July 1, 2017*) Two or more municipalities  
1039 may, subject to the provisions of section 7 of this act and chapter 187 of  
1040 the general statutes and the approval of the legislative body of each  
1041 municipality, jointly borrow for the purpose of paying for all or part of  
1042 the cost of any project entered into jointly to abate an actual or  
1043 potential nuisance that constitutes a deleterious condition on real  
1044 property that, if left unabated, would cause the collapse of a concrete  
1045 foundation and damage the housing stock in such participating  
1046 municipalities to such an extent that a significant negative impact on  
1047 such participating municipalities' economies would result.

1048 Sec. 14. (NEW) (*Effective July 1, 2017*) (a) For the purposes of this  
1049 section:

1050 (1) "Eligible borrower" means the owner of a one-family, two-  
1051 family, three-family or four-family dwelling constructed on or after  
1052 January 1, 1983, who (A) utilizes such dwelling as such owner's  
1053 primary residence, (B) has obtained qualified test results  
1054 demonstrating that the concrete foundation of such dwelling has  
1055 deteriorated due to the presence of pyrrhotite, and (C) has completed  
1056 and filed a consumer statement complaint form with the Department  
1057 of Consumer Protection.

1058 (2) "Participating lender" means a bank or credit union that

1059 participates in the collapsing foundations interest rate reduction  
1060 program established pursuant to this section.

1061 (3) "Qualifying loan" means any loan provided to an eligible  
1062 borrower for the purpose of remediating a concrete foundation that  
1063 shows evidence of pyrrhotite-related degradation and is (A) issued by  
1064 a participating lender, (B) subject to such participating lender's  
1065 applicable underwriting standards, and (C) subject to terms  
1066 established by the Commissioner of Housing.

1067 (b) There is established a collapsing foundations interest rate  
1068 reduction program, administered by the Department of Housing, for  
1069 the purpose of assisting property owners through the utilization of  
1070 interest rate subsidies when such owners experience difficulty  
1071 obtaining financing for the repair of concrete foundations due to the  
1072 high cost of such repair, failure to meet underwriting criteria,  
1073 decreased market value of an affected home or personal financial  
1074 circumstances. The Commissioner of Housing shall seek the  
1075 participation of banks and credit unions to offer below market rate  
1076 loans to eligible borrowers and develop additional terms for such  
1077 loans, in consultation with the Lieutenant Governor and  
1078 representatives of the banking and credit union industries, not later  
1079 than thirty days before the program is made available to property  
1080 owners. The commissioner shall publish such terms and any  
1081 subsequent amendments to such terms in the Department of Banking  
1082 news bulletin not later than fifteen days before the program is made  
1083 available to property owners.

1084 (c) There is established an account to be known as the "collapsing  
1085 foundations interest rate reduction account" which shall be a separate,  
1086 nonlapsing account within the General Fund. The account shall  
1087 contain any moneys required by law to be deposited in the account.  
1088 Moneys in the account shall be expended by the Department of  
1089 Housing for the purpose of providing credit enhancements in the form  
1090 of interest rate subsidies for qualifying loans made to eligible  
1091 borrowers, thereby lowering said borrowers' monthly payments.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>July 1, 2018</i>	New section
Sec. 2	<i>July 1, 2017</i>	New section
Sec. 3	<i>July 1, 2017</i>	New section
Sec. 4	<i>July 1, 2017</i>	10a-178
Sec. 5	<i>July 1, 2017</i>	10a-180
Sec. 6	<i>July 1, 2017</i>	10a-182
Sec. 7	<i>July 1, 2017</i>	10a-185
Sec. 8	<i>July 1, 2017</i>	10a-186a
Sec. 9	<i>July 1, 2017</i>	10a-187
Sec. 10	<i>July 1, 2017</i>	7-148(c)(7)
Sec. 11	<i>July 1, 2017</i>	New section
Sec. 12	<i>July 1, 2017</i>	29-252a(b)(2)
Sec. 13	<i>July 1, 2017</i>	New section
Sec. 14	<i>July 1, 2017</i>	New section