



House of Representatives

General Assembly

File No. 547

January Session, 2021

House Bill No. 6641

House of Representatives, April 21, 2021

The Committee on Planning and Development reported through REP. MCCARTHY VAHEY, C. of the 133rd Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT CONCERNING THE REMOTE AND ONLINE PROVISION OF MUNICIPAL SERVICES.

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

1 Section 1. Section 1-2 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2021*):

3 (a) Each provision of the general statutes, the special acts or the
4 charter of any town, city or borough which requires the insertion of an
5 advertisement of a legal notice in a daily newspaper shall be construed
6 to permit such advertisement to be inserted in a weekly newspaper or,
7 if such provision applies to a town, city or borough, posted on the
8 Internet web site of the town, city or borough; but this section shall not
9 be construed to reduce or otherwise affect the time required by law for
10 giving such notice. Whenever notice of any action or other proceeding
11 is required to be given by publication in a newspaper, either by statute
12 or order of court, the newspaper selected for that purpose, unless
13 otherwise expressly prescribed, shall be one having a substantial

14 circulation in the town in which at least one of the parties, for whose
15 benefit such notice is given, resides.

16 (b) Each provision of the general statutes, the special acts or the
17 charter of any town, city or borough or district that requires the filing of
18 any notice by the clerk of any town, city, borough or district, shall be
19 construed to permit the posting of such notice on the Internet web site
20 of such town, city, borough or district, in a manner prescribed by such
21 clerk.

22 Sec. 2. Section 1-225 of the general statutes is repealed and the
23 following is substituted in lieu thereof (*Effective October 1, 2021*):

24 (a) As used in this section, "electronic equipment" means any
25 technology that facilitates real-time public access to and participation in
26 meetings, including, but not limited to, telephonic, video or other
27 conferencing platforms.

28 ~~[(a)]~~ (b) The meetings of all public agencies, except executive sessions,
29 as defined in subdivision (6) of section 1-200, shall be open to the public.
30 Any such meetings may be held by means of electronic equipment or
31 simultaneously in person and by means of electronic equipment,
32 provided any such meetings shall allow for the opportunity to provide
33 comment or testimony, vote and otherwise participate in such meeting,
34 as applicable. The votes of each member of any such public agency upon
35 any issue before such public agency shall be reduced to writing and
36 made available for public inspection within forty-eight hours and shall
37 also be recorded in the minutes of the [session] meeting at which taken.
38 Not later than seven days after the date of the [session] meeting to which
39 such minutes refer, such minutes and any audio or video recording or
40 transcript taken of such meeting shall be available for public inspection
41 and posted on such public agency's Internet web site, if available, except
42 that no public agency of a political subdivision of the state shall be
43 required to post such minutes, recording or transcript on an Internet
44 web site. Each public agency shall make, keep and maintain a record of
45 the proceedings of its meetings.

46 [(b)] (c) Each such public agency of the state shall file not later than
47 January thirty-first of each year in the office of the Secretary of the State
48 the schedule of the regular meetings of such public agency for the
49 ensuing year and shall post such schedule on such public agency's
50 Internet web site, if available, except that such requirements shall not
51 apply to the General Assembly, either house thereof or to any committee
52 thereof. Any other provision of the Freedom of Information Act
53 notwithstanding, the General Assembly at the commencement of each
54 regular session in the odd-numbered years, shall adopt, as part of its
55 joint rules, rules to provide notice to the public of its regular, special,
56 emergency or interim committee meetings. The chairperson or secretary
57 of any such public agency of any political subdivision of the state shall
58 file, not later than January thirty-first of each year, with the clerk of such
59 subdivision the schedule of regular meetings of such public agency for
60 the ensuing year, and no such meeting of any such public agency shall
61 be held sooner than thirty days after such schedule has been filed. The
62 chief executive officer of any multitown district or agency shall file, not
63 later than January thirty-first of each year, with the clerk of each
64 municipal member of such district or agency, the schedule of regular
65 meetings of such public agency for the ensuing year, and no such
66 meeting of any such public agency shall be held sooner than thirty days
67 after such schedule has been filed.

68 [(c)] (d) The agenda of the regular meetings of every public agency,
69 except for the General Assembly, shall be available to the public and
70 shall be filed, not less than twenty-four hours before the meetings to
71 which they refer, (1) in such agency's regular office or place of business,
72 [and] (2) in the office and on the Internet web site of the Secretary of the
73 State for any such public agency of the state, in the office of the clerk of
74 such subdivision for any public agency of a political subdivision of the
75 state or in the office of the clerk of each municipal member of any
76 multitown district or agency, and (3) on such public agency's Internet
77 web site. Such agenda shall include instructions for the public, by means
78 of electronic equipment or in-person, as applicable, to attend and
79 provide comment, vote or otherwise participate in such meeting, as
80 applicable. For any such public agency of the state, such agenda shall be

81 posted on the public agency's and the Secretary of the State's web sites.
82 Upon the affirmative vote of two-thirds of the members of a public
83 agency present and voting, any subsequent business not included in
84 such filed agendas may be considered and acted upon at such meetings.

85 [(d)] (e) Notice of each special meeting of every public agency, except
86 for the General Assembly, either house thereof or any committee
87 thereof, shall be posted not less than twenty-four hours before the
88 meeting to which such notice refers on the public agency's Internet web
89 site, if available, and given not less than twenty-four hours prior to the
90 time of such meeting by filing a notice of the time and place thereof in
91 the office of the Secretary of the State for any such public agency of the
92 state, in the office of the clerk of such subdivision for any public agency
93 of a political subdivision of the state and in the office of the clerk of each
94 municipal member for any multitown district or agency. The secretary
95 or clerk shall cause any notice received under this section to be posted
96 in his office. Such notice shall be given not less than twenty-four hours
97 prior to the time of the special meeting; provided, in case of emergency,
98 except for the General Assembly, either house thereof or any committee
99 thereof, any such special meeting may be held without complying with
100 the foregoing requirement for the filing of notice but a copy of the
101 minutes of every such emergency special meeting adequately setting
102 forth the nature of the emergency and the proceedings occurring at such
103 meeting shall be filed with the Secretary of the State, the clerk of such
104 political subdivision, or the clerk of each municipal member of such
105 multitown district or agency, as the case may be, not later than seventy-
106 two hours following the holding of such meeting. The notice shall
107 specify the time and place of the special meeting and the business to be
108 transacted, and include instructions for the public to, by means of
109 electronic equipment or in person, as applicable, attend and provide
110 comment, vote and otherwise participate in the special meeting, as
111 applicable. No other business shall be considered at such meetings by
112 such public agency. In addition, such written notice shall be delivered
113 to the usual place of abode of or by electronic mail to each member of
114 the public agency so that the same is received prior to such special
115 meeting. The requirement of delivery of such written notice may be

116 dispensed with as to any member who at or prior to the time the meeting
117 convenes files with the clerk or secretary of the public agency a written
118 waiver of delivery of such notice. Such waiver may be given by
119 [telegram] electronic mail. The requirement of delivery of such written
120 notice may also be dispensed with as to any member who is actually
121 present at the meeting at the time it convenes. Nothing in this section
122 shall be construed to prohibit any agency from adopting more stringent
123 notice requirements.

124 [(e)] (f) No member of the public shall be required, as a condition to
125 attendance at a meeting of any such body, to register the member's
126 name, or furnish other information, or complete a questionnaire or
127 otherwise fulfill any condition precedent to the member's attendance.
128 Any member of a public agency or the public who participates orally in
129 a meeting of a public agency conducted by means of electronic
130 equipment shall state such member's name and title, if applicable, at the
131 outset of each occasion that such member participates orally during an
132 uninterrupted dialogue or series of questions and answers.

133 [(f)] (g) A public agency may hold an executive session, as defined in
134 subdivision (6) of section 1-200, upon an affirmative vote of two-thirds
135 of the members of such body present and voting, taken at a public
136 meeting and stating the reasons for such executive session, as defined in
137 section 1-200.

138 [(g)] (h) In determining the time within which or by when a notice,
139 agenda, record of votes or minutes of a special meeting or an emergency
140 special meeting are required to be filed under this section, Saturdays,
141 Sundays, legal holidays and any day on which the office of the agency,
142 the Secretary of the State or the clerk of the applicable political
143 subdivision or the clerk of each municipal member of any multitown
144 district or agency, as the case may be, is closed, shall be excluded.

145 Sec. 3. Section 7-1 of the general statutes is repealed and the following
146 is substituted in lieu thereof (*Effective October 1, 2021*):

147 (a) As used in this section, "electronic equipment" means any

148 technology that facilitates real-time public access to and participation in
149 meetings, including, but not limited to, telephonic, video or other
150 conferencing platforms.

151 [(a)] (b) Except as otherwise provided by law, there shall be held in
152 each town, annually, a town meeting for the transaction of business
153 proper to come before such meeting, which meeting shall be designated
154 as the annual town meeting. Special town meetings may be convened
155 when the selectmen deem it necessary, and they shall warn a special
156 town meeting on application of twenty inhabitants qualified to vote in
157 town meetings, such meeting to be held within twenty-one days after
158 receiving such application. Any town meeting may be held by means of
159 electronic equipment or simultaneously in person and by means of
160 electronic equipment, provided any such meeting shall allow for the
161 opportunity to provide comment or testimony, vote and otherwise
162 participate in such meeting, as applicable. Any town meeting may be
163 adjourned from time to time as the interest of the town requires.

164 [(b)] (c) Where any town's public buildings do not contain adequate
165 space for holding annual or special town meetings, any such town may
166 hold any such meeting outside the boundaries of the town, provided
167 such meetings are held at the nearest practical locations to the town.

168 Sec. 4. Section 7-6 of the general statutes is repealed and the following
169 is substituted in lieu thereof (*Effective October 1, 2021*):

170 At any town meeting other than a regular or special town election or
171 at any meeting of any fire, sewer or school district or any other
172 municipal subdivision of any town incorporated by any special act, any
173 person who is an elector of such town may vote and any citizen of the
174 United States of the age of eighteen years or more who, jointly or
175 severally, is liable to the town, district or subdivision for taxes assessed
176 against him on an assessment of not less than one thousand dollars on
177 the last-completed grand list of such town, district or subdivision, or
178 who would be so liable if not entitled to an exemption under subdivision
179 (17), (19), (22), (23), (25) or (26) of section 12-81, may vote, unless
180 restricted by the provisions of any special act relating to such town,

181 district or subdivision. Any such meeting may be held by means of
182 electronic equipment or simultaneously in person and by means of
183 electronic equipment, provided any such meeting shall allow for the
184 opportunity to vote, as applicable. As used in this section, "electronic
185 equipment" means any technology that facilitates real-time public
186 access to and participation in meetings, including, but not limited to,
187 telephonic, video or other conferencing platforms.

188 Sec. 5. Section 7-34a of the general statutes is amended by adding
189 subsection (f) as follows (*Effective October 1, 2021*):

190 (NEW) (f) Any town clerk who receives a fee pursuant to this section
191 shall permit the payment of such fee on an Internet web site designated
192 by the clerk, in a manner prescribed by the clerk.

193 Sec. 6. Section 7-51a of the general statutes is amended by adding
194 subsection (e) as follows (*Effective October 1, 2021*):

195 (NEW) (e) Any registrar of vital statistics who receives payment
196 pursuant to this section shall permit such payment to be made on an
197 Internet web site designated by the registrar, in a manner prescribed by
198 the registrar.

199 Sec. 7. (NEW) (*Effective October 1, 2021*) For the purposes of sections
200 7-148j, 7-148k, 7-148bb, 7-148ii and 7-152b of the general statutes, as
201 amended by this act, "electronic equipment" means any technology that
202 facilitates real-time communication between two or more individuals,
203 including, but not limited to, telephonic, video and other conferencing
204 platforms.

205 Sec. 8. Section 7-148j of the general statutes is repealed and the
206 following is substituted in lieu thereof (*Effective October 1, 2021*):

207 Any board, commission, council, committee or other agency
208 established or designated pursuant to sections 7-148i to 7-148n,
209 inclusive, and subparagraph (B) of subdivision (9) of subsection (c) of
210 section 7-148, may be given the following powers: (1) The power to issue
211 subpoenas or subpoenas duces tecum, enforceable upon application to

212 the Superior Court, to compel the attendance of persons at hearings
213 either in person or by means of electronic equipment and the production
214 of books, documents, records and papers; (2) the power to issue written
215 interrogatories and require written answers under oath thereto,
216 enforceable upon application to the Superior Court; (3) the power to
217 hold hearings relating to any allegation of discriminatory practice which
218 it has found reasonable cause to believe has occurred and to issue any
219 appropriate orders including those authorized by section 46a-86; and (4)
220 the power to petition the Superior Court for enforcement of any order
221 issued by it upon a finding that a violation of the local code of prohibited
222 discriminatory practices has occurred, including the power to petition
223 the Superior Court for temporary injunctive relief upon a finding that
224 irreparable harm to the complainant will otherwise occur or for any
225 other relief authorized by sections 46a-89 and 46a-90a.

226 Sec. 9. Section 7-148k of the general statutes is repealed and the
227 following is substituted in lieu thereof (*Effective October 1, 2021*):

228 Any complaint filed pursuant to sections 7-148i to 7-148n, inclusive,
229 and subparagraph (B) of subdivision (9) of subsection (c) of section 7-
230 148 shall be made under oath. No finding of a violation of a local code
231 of prohibited discriminatory practices shall be made except after a
232 hearing conducted in person or by means of electronic equipment. The
233 respondent at any such hearing shall be given reasonable advance
234 written notice of the hearing, shall be entitled to be represented by
235 counsel, and shall be permitted to testify and present and cross-examine
236 witnesses. The decision resulting from the hearing shall be in writing
237 and shall include written findings of the facts upon which the decision
238 is based.

239 Sec. 10. Section 7-148bb of the general statutes is repealed and the
240 following is substituted in lieu thereof (*Effective October 1, 2021*):

241 Notwithstanding any provision of the general statutes or any special
242 act, municipal charter or home rule ordinance, the chief elected officials
243 of two or more municipalities may initiate a process for such
244 municipalities to enter into an agreement to share revenues received for

245 payment of real and personal property taxes. The agreement shall be
246 prepared pursuant to negotiations and shall contain all provisions on
247 which there is mutual agreement between the municipalities, including,
248 but not limited to, specification of the tax revenues to be shared,
249 collection and uses of such shared revenue. The agreement shall
250 establish procedures for amendment, termination and withdrawal. The
251 negotiations shall include an opportunity for public participation. Such
252 participation may take place in person, in writing or by means of
253 electronic equipment. The agreement shall be approved by each
254 municipality that is a party to the agreement by resolution of the
255 legislative body. As used in this section "legislative body" means the
256 council, commission, board, body or town meeting, by whatever name
257 it may be known, having or exercising the general legislative powers
258 and functions of a municipality and "municipality" means any town, city
259 or borough, consolidated town and city or consolidated town and
260 borough.

261 Sec. 11. Section 7-148ii of the general statutes is repealed and the
262 following is substituted in lieu thereof (*Effective October 1, 2021*):

263 (a) Any person who, on or after October 1, 2011, commences an action
264 to foreclose a mortgage on residential property shall register such
265 property with the town clerk of the municipality in which the property
266 is located at the time and place of the recording of the notice of lis
267 pendens as to the residential property being foreclosed in accordance
268 with section 52-325. Such registration may be completed electronically
269 in a manner prescribed by such clerk and shall be maintained by the
270 municipality separate and apart from the land records.

271 (b) Registration made pursuant to subsection (a) of this section shall
272 contain (1) the name, address, telephone number and electronic mail
273 address of the plaintiff in the foreclosure action and, if such plaintiff is
274 an entity or an individual who resides out-of-state, the name, address,
275 telephone number and electronic mail address of a direct contact in the
276 state, provided such a direct contact is available; (2) the name, address,
277 telephone number and electronic mail address of the person, local

278 property maintenance company or other entity serving as such
279 plaintiff's contact with the municipality for any matters concerning the
280 residential property; and (3) the following heading in at least ten-point
281 boldface capital letters: NOTICE TO MUNICIPALITY: REGISTRATION
282 OF PROPERTY BEING FORECLOSED. The plaintiff in the foreclosure
283 action shall indicate on such registration whether it prefers to be
284 contacted by first class mail or electronic mail and the preferred
285 addresses for such communications. Such plaintiff shall report to the
286 town clerk of the municipality in which the property is located, by mail,
287 electronic mail or other form of delivery, any change in the information
288 provided on the registration not later than thirty days following the date
289 of the change of information. At the time of registration, such plaintiff
290 shall pay a land record filing fee to the municipality as specified in
291 section 7-34a, as amended by this act.

292 (c) Any person in whom title to a residential property has vested on
293 or after October 1, 2011, through a foreclosure action pursuant to
294 sections 49-16 to 49-21, inclusive, or 49-26, shall register such property,
295 in accordance with subsection (d) of this section, with the municipality
296 in which such property is located not later than fifteen days after
297 absolute title vests in such person. If such person is the plaintiff in the
298 foreclosure action, such person shall, prior to the expiration of such
299 fifteen-day period, update the registration with any change in
300 registration information for purposes of complying with said subsection
301 (d). The updated registration shall include the following heading in at
302 least ten-point boldface capital letters: NOTICE TO MUNICIPALITY:
303 UPDATED REGISTRATION FOR PROPERTY ACQUIRED THROUGH
304 FORECLOSURE.

305 (d) Registration made pursuant to subsection (c) of this section shall
306 be mailed, sent by electronic mail or delivered to the town clerk of the
307 municipality in which the residential property is located and include (1)
308 the name, address, telephone number and electronic mail address of the
309 registrant and, if the registrant is an entity or an individual who resides
310 out-of-state, the name, address, telephone number and electronic mail
311 address of a direct contact in the state, provided such a direct contact is

312 available; (2) the date on which absolute title vested in the registrant; (3)
313 the name, address, telephone number and electronic mail address of the
314 person, local property maintenance company or other entity responsible
315 for the security and maintenance of the residential property; and (4) the
316 following heading in at least ten-point boldface capital letters: NOTICE
317 TO MUNICIPALITY: REGISTRATION OF PROPERTY ACQUIRED
318 THROUGH FORECLOSURE. The registration, or updated registration,
319 shall be accompanied by a land record filing fee payable to the
320 municipality as specified in section 7-34a, as amended by this act. The
321 registrant shall report to the town clerk by mail, electronic mail or other
322 form of delivery any change in the information provided on the
323 registration not later than thirty days from the date of the change in
324 information.

325 (e) If a registrant required to register pursuant to subsection (c) of this
326 section fails to comply with any provision of the general statutes or of
327 any municipal ordinance concerning the repair or maintenance of real
328 estate, including, without limitation, an ordinance relating to the
329 prevention of housing blight pursuant to subparagraph (H)(xv) of
330 subdivision (7) of subsection (c) of section 7-148, the maintenance of safe
331 and sanitary housing as provided in subparagraph (A) of subdivision
332 (7) of subsection (c) of section 7-148, or the abatement of nuisances as
333 provided in subparagraph (E) of subdivision (7) of subsection (c) of
334 section 7-148, the municipality may issue a notice to the registrant citing
335 the conditions on such property that violate such provisions. Such
336 notice shall be sent by either first class or electronic mail, or both, and
337 shall be sent to the address or addresses of the registrant identified on
338 the registration. A copy of such notice shall be sent by first class mail or
339 electronic mail to the person, property maintenance company or other
340 entity responsible for the security and maintenance of the residential
341 property designated on the registration. Such notice shall comply with
342 section 7-148gg.

343 (f) The notice described in subsection (e) of this section shall provide
344 a date, reasonable under the circumstances, by which the registrant shall
345 remedy the condition or conditions on such registrant's property. If the

346 registrant, registrant's contact or registrant's agent does not remedy the
347 condition or conditions on such registrant's property before the date
348 following the date specified in such notice, the municipality may enforce
349 its rights under the relevant provisions of the general statutes or of any
350 municipal ordinance.

351 (g) A municipality shall only impose registration requirements upon
352 registrants and plaintiffs in foreclosure actions in accordance with this
353 section, except that any municipal registration requirements effective on
354 or before October 1, 2009, shall remain effective.

355 (h) Any plaintiff in a foreclosure action who fails to register in
356 accordance with this section shall be subject to a civil penalty of one
357 hundred dollars for each violation, up to a maximum of five thousand
358 dollars. Each property for which there has been a failure to register shall
359 constitute a separate violation.

360 (i) Any person in whom title to a residential property has vested on
361 or after October 1, 2011, through a foreclosure action pursuant to
362 sections 49-16 to 49-21, inclusive, or 49-26, and who has not registered
363 in accordance with subsection (c) of this section within thirty days of
364 absolute title vesting in such owner shall be subject to a civil penalty of
365 two hundred fifty dollars for each violation, up to a maximum of
366 twenty-five thousand dollars. Each property for which there has been a
367 failure to register shall constitute a separate violation.

368 (j) An authorized official of the municipality may file a civil action in
369 Superior Court to collect the penalties imposed pursuant to subsections
370 (h) and (i) of this section, which penalties shall be payable to the
371 treasurer of such municipality. Such penalties shall not create or
372 constitute a lien against the residential property.

373 (k) Neither the registration by a foreclosing party nor the failure to
374 register in accordance with subsection (a) of this section shall imply or
375 create any legal obligations on the part of the foreclosing party to repair,
376 maintain or secure the residential property for which a registration is
377 required prior to the time that title passes to the foreclosing party.

378 Sec. 12. Section 7-152b of the general statutes is repealed and the
379 following is substituted in lieu thereof (*Effective October 1, 2021*):

380 (a) Any town, city or borough may establish by ordinance a parking
381 violation hearing procedure in accordance with this section. The
382 Superior Court shall be authorized to enforce the assessments and
383 judgments provided for under this section.

384 (b) The chief executive officer of the town, city or borough shall
385 appoint one or more parking violation hearing officers, other than
386 policemen or persons who issue parking tickets or work in the police
387 department, to conduct the hearings authorized by this section.

388 (c) A town, city or borough may, at any time within two years from
389 the expiration of the final period for the uncontested payment of fines,
390 penalties, costs or fees for any alleged violation under any ordinance
391 adopted pursuant to section 7-148 or sections 14-305 to 14-308, inclusive,
392 send notice to the motor vehicle operator, if known, or the registered
393 owner of the motor vehicle by first class mail at his address according
394 to the registration records of the Department of Motor Vehicles or by
395 electronic mail, if the operator or owner's electronic mail address is
396 known. Such notice shall inform the operator or owner: (1) Of the
397 allegations against him and the amount of the fines, penalties, costs or
398 fees due; (2) that he may contest his liability before a parking violations
399 hearing officer by delivering in person, by electronic mail or by mail
400 written notice within ten days of the date thereof; (3) that if he does not
401 demand such a hearing, an assessment and judgment shall enter against
402 him; and (4) that such judgment may issue without further notice.
403 Whenever a violation of such an ordinance occurs, proof of the
404 registration number of the motor vehicle involved shall be prima facie
405 evidence in all proceedings provided for in this section that the owner
406 of such vehicle was the operator thereof; provided, the liability of a
407 lessee under section 14-107 shall apply.

408 (d) If the person who is sent notice pursuant to subsection (c) of this
409 section wishes to admit liability for any alleged violation, such person
410 may, without requesting a hearing, pay the full amount of the fines,

411 penalties, costs or fees admitted to in person or by mail to an official
412 designated by the town, city or borough. Such payment shall be
413 inadmissible in any proceeding, civil or criminal, to establish the
414 conduct of such person or other person making the payment. Any
415 person who does not [deliver or mail written demand for] demand a
416 hearing within ten days of the date of the first notice provided for in
417 subsection (c) of this section shall be deemed to have admitted liability,
418 and the designated town official shall certify such person's failure to
419 respond to the hearing officer. The hearing officer shall thereupon enter
420 and assess the fines, penalties, costs or fees provided for by the
421 applicable ordinances and shall follow the procedures set forth in
422 subsection (f) of this section.

423 (e) Any person who requests a hearing shall be given written notice
424 of the date, time and place for the hearing. Such hearing shall be held
425 not less than fifteen days nor more than thirty days from the date of the
426 mailing of notice, provided the hearing officer shall grant upon good
427 cause shown any reasonable request by any interested party for
428 postponement or continuance. An original or certified copy of the initial
429 notice of violation issued by a policeman or other issuing officer shall be
430 filed and retained by the town, city or borough, be deemed to be a
431 business record within the scope of section 52-180 and be evidence of
432 the facts contained therein. The presence of the policeman or issuing
433 officer shall be required at the hearing if such person so requests. A
434 person wishing to contest his liability shall appear at the hearing in
435 person or by means of electronic equipment, and may present evidence
436 in his behalf. A designated town official, other than the hearing officer,
437 may present evidence on behalf of the town. If such person fails to
438 appear, the hearing officer may enter an assessment by default against
439 him upon a finding of proper notice and liability under the applicable
440 statutes or ordinances. The hearing officer may accept from such person
441 copies of police reports, Department of Motor Vehicles documents and
442 other official documents by mail and may determine thereby that the
443 appearance of such person is unnecessary. The hearing officer shall
444 conduct the hearing in the order and form and with such methods of
445 proof as he deems fair and appropriate. The rules regarding the

446 admissibility of evidence shall not be strictly applied, but all testimony
447 shall be given under oath or affirmation. The hearing officer shall
448 announce his decision at the end of the hearing. If he determines that
449 the person is not liable, he shall dismiss the matter and enter his
450 determination in writing accordingly. If he determines that the person
451 is liable for the violation, he shall forthwith enter and assess the fines,
452 penalties, costs or fees against such person as provided by the applicable
453 ordinances of that town, city or borough.

454 (f) If such assessment is not paid on the date of its entry, the hearing
455 officer shall send by first class mail a notice of the assessment to the
456 person found liable and shall file, not less than thirty days or more than
457 twelve months after such mailing, a certified copy of the notice of
458 assessment with the clerk of a superior court facility designated by the
459 Chief Court Administrator together with an entry fee of eight dollars.
460 The certified copy of the notice of assessment shall constitute a record
461 of assessment. Within such twelve-month period, assessments against
462 the same person may be accrued and filed as one record of assessment.
463 The clerk shall enter judgment, in the amount of such record of
464 assessment and court costs of eight dollars, against such person in favor
465 of the town, city or borough. Notwithstanding any provision of the
466 general statutes, the hearing officer's assessment, when so entered as a
467 judgment, shall have the effect of a civil money judgment and a levy of
468 execution on such judgment may issue without further notice to such
469 person.

470 (g) A person against whom an assessment has been entered pursuant
471 to this section is entitled to judicial review by way of appeal. An appeal
472 shall be instituted within thirty days of the mailing of notice of such
473 assessment by filing a petition to reopen assessment, together with an
474 entry fee in an amount equal to the entry fee for a small claims case
475 pursuant to section 52-259, at the Superior Court facility designated by
476 the Chief Court Administrator, which shall entitle such person to a
477 hearing in accordance with the rules of the judges of the Superior Court.

478 Sec. 13. Section 7-245 of the general statutes is repealed and the

479 following is substituted in lieu thereof (*Effective October 1, 2021*):

480 For the purposes of this chapter: (1) "Acquire a sewerage system"
481 means obtain title to all or any part of a sewerage system or any interest
482 therein by purchase, condemnation, grant, gift, lease, rental or
483 otherwise; (2) "alternative sewage treatment system" means a sewage
484 treatment system serving one or more buildings that utilizes a method
485 of treatment other than a subsurface sewage disposal system and that
486 involves a discharge to the groundwaters of the state; (3) "community
487 sewerage system" means any sewerage system serving two or more
488 residences in separate structures which is not connected to a municipal
489 sewerage system or which is connected to a municipal sewerage system
490 as a distinct and separately managed district or segment of such system;
491 (4) "construct a sewerage system" means to acquire land, easements,
492 rights-of-way or any other real or personal property or any interest
493 therein, plan, construct, reconstruct, equip, extend and enlarge all or any
494 part of a sewerage system; (5) "decentralized system" means managed
495 subsurface sewage disposal systems, managed alternative sewage
496 treatment systems or community sewerage systems that discharge
497 sewage flows of less than five thousand gallons per day, are used to
498 collect and treat domestic sewage, and involve a discharge to the
499 groundwaters of the state from areas of a municipality; (6)
500 "decentralized wastewater management district" means areas of a
501 municipality designated by the municipality through a municipal
502 ordinance when an engineering report has determined that the existing
503 subsurface sewage disposal systems may be detrimental to public health
504 or the environment and that decentralized systems are required and
505 such report is approved by the Commissioner of Energy and
506 Environmental Protection with concurring approval by the
507 Commissioner of Public Health, after consultation with the local
508 director of health; (7) "electronic equipment" means any technology that
509 facilitates real-time communication between two or more individuals,
510 including, but not limited to, telephonic, video and other conferencing
511 platforms; (8) "municipality" means any metropolitan district, town,
512 consolidated town and city, consolidated town and borough, city,
513 borough, village, fire and sewer district, sewer district and each

514 municipal organization having authority to levy and collect taxes; [(8)]
515 (9) "operate a sewerage system" means own, use, equip, reequip, repair,
516 maintain, supervise, manage, operate and perform any act pertinent to
517 the collection, transportation and disposal of sewage; [(9)] (10) "person"
518 means any person, partnership, corporation, limited liability company,
519 association or public agency; [(10)] (11) "remediation standards" means
520 pollutant limits, performance requirements, design parameters or
521 technical standards for application to existing sewage discharges in a
522 decentralized wastewater management district for the improvement of
523 wastewater treatment to protect public health and the environment;
524 [(11)] (12) "sewage" means any substance, liquid or solid, which may
525 contaminate or pollute or affect the cleanliness or purity of any water;
526 and [(12)] (13) "sewerage system" means any device, equipment,
527 appurtenance, facility and method for collecting, transporting,
528 receiving, treating, disposing of or discharging sewage, including, but
529 not limited to, decentralized systems within a decentralized wastewater
530 management district when such district is established by municipal
531 ordinance pursuant to section 7-247.

532 Sec. 14. Section 7-255 of the general statutes is repealed and the
533 following is substituted in lieu thereof (*Effective October 1, 2021*):

534 (a) The water pollution control authority may establish and revise fair
535 and reasonable charges for connection with and for the use of a
536 sewerage system. The owner of property against which any such
537 connection or use charge is levied shall be liable for the payment thereof.
538 Municipally-owned and other tax-exempt property which uses the
539 sewerage system shall be subject to such charges under the same
540 conditions as are the owners of other property, but nothing herein shall
541 be deemed to authorize the levying of any property tax by any
542 municipality against any property exempt by the general statutes from
543 property taxation. No charge for connection with or for the use of a
544 sewerage system shall be established or revised until after a public
545 hearing before the water pollution control authority at which the owner
546 of property against which the charges are to be levied shall have an
547 opportunity to be heard concerning the proposed charges. Such hearing

548 may be conducted in person or by means of electronic equipment.
549 Notice of the time, place and purpose of such hearing shall be published
550 at least ten days before the date thereof [in a newspaper having a general
551 circulation in the municipality] on the Internet web site of the
552 municipality. A copy of the proposed charges shall be on file in the office
553 of the clerk of the municipality and available for inspection by the public
554 for at least ten days before the date of such hearing. When the water
555 pollution control authority has established or revised such charges, it
556 shall file a copy thereof in the office of the clerk of the municipality and,
557 not later than five days after such filing, shall cause the same to be
558 published [in a newspaper having a general circulation in the
559 municipality] on the Internet web site of the municipality. Such
560 publication shall state the date on which such charges were filed and the
561 time and manner of paying such charges and shall state that any appeals
562 from such charges must be taken within twenty-one days after such
563 filing. In establishing or revising such charges the water pollution
564 control authority may classify the property connected or to be connected
565 with the sewer system and the users of such system, including
566 categories of industrial users, and may give consideration to any factors
567 relating to the kind, quality or extent of use of any such property or
568 classification of property or users including, but not limited to, (1) the
569 volume of water discharged to the sewerage system, (2) the type or size
570 of building connected with the sewerage system, (3) the number of
571 plumbing fixtures connected with the sewerage system, (4) the number
572 of persons customarily using the property served by the sewerage
573 system, (5) in the case of commercial or industrial property, the average
574 number of employees and guests using the property and (6) the quality
575 and character of the material discharged into the sewerage system. The
576 water pollution control authority may establish minimum charges for
577 connection with and for the use of a sewerage system. Any person
578 aggrieved by any charge for connection with or for the use of a sewerage
579 system may appeal to the superior court for the judicial district wherein
580 the municipality is located and shall bring any such appeal to a return
581 day of said court not less than twelve or more than thirty days after
582 service thereof. The judgment of the court shall be final.

583 (b) Any municipality may, by ordinance, provide for the payment to
584 the water pollution control authority by such municipality of the whole
585 or a portion of such charges for specified classifications of property or
586 users, provided such classifications are established by the water
587 pollution control authority in accordance with the provisions of
588 subsection (a) of this section and meet the requirements of the federal
589 Water Pollution Control Act Amendments of 1972, P.L. 92-500, as
590 amended from time to time. [amended.]

591 (c) Any municipality may, by ordinance, provide for optional
592 methods of payment of sewer use charges to the water pollution control
593 authority by (1) elderly taxpayers who are eligible for tax relief under
594 the provisions of section 12-129b, section 12-170aa, as amended by this
595 act, or a plan of tax relief for elderly taxpayers provided by such
596 municipality in accordance with section 12-129n or (2) any taxpayer
597 under the age of sixty-five who is eligible for tax relief under the
598 provisions of a plan for tax relief provided by such municipality in
599 accordance with subdivision (2) of section 12-129n.

600 Sec. 15. Section 7-257 of the general statutes is repealed and the
601 following is substituted in lieu thereof (*Effective October 1, 2021*):

602 The water pollution control authority may order the owner of any
603 building to which a sewerage system is available to connect such
604 building with the system or order the owner to construct and connect
605 the building to an alternative sewage treatment system. No such order
606 shall be issued until after a public hearing with respect thereto is
607 conducted in person or by means of electronic equipment after due
608 notice in writing to such property owner. Any owner aggrieved by such
609 an order may, within twenty-one days, appeal to the superior court for
610 the judicial district wherein the municipality is located. Such appeal
611 shall be brought to a return day of said court not less than twelve or
612 more than thirty days after service thereof. The judgment of the court
613 shall be final. If any owner fails to comply with an order to connect, the
614 water pollution control authority shall cause the connection to be made
615 and shall assess the expense thereof against such owner.

616 Sec. 16. Section 7-344 of the general statutes is repealed and the
617 following is substituted in lieu thereof (*Effective October 1, 2021*):

618 (a) Not less than two weeks before the annual town meeting, the
619 board shall hold a public hearing, at which itemized estimates of the
620 expenditures of the town for the ensuing fiscal year shall be presented
621 and at which all persons shall be heard in regard to any appropriation
622 which they are desirous that the board should recommend or reject. The
623 board shall, after such public hearing, hold a public meeting at which it
624 shall consider the estimates so presented and any other matters brought
625 to its attention and shall thereupon prepare and cause to be published
626 in a newspaper in such town, if any, otherwise in a newspaper having a
627 substantial circulation in such town, a report in a form prescribed by the
628 Secretary of the Office of Policy and Management containing: (1) An
629 itemized statement of all actual receipts from all sources of such town
630 during its last fiscal year; (2) an itemized statement by classification of
631 all actual expenditures during the same year; (3) an itemized estimate of
632 anticipated revenues during the ensuing fiscal year from each source
633 other than from local property taxes and an estimate of the amount
634 which should be raised by local property taxation for such ensuing fiscal
635 year; (4) an itemized estimate of expenditures of such town for such
636 ensuing fiscal year; and (5) the amount of revenue surplus or deficit of
637 the town at the beginning of the fiscal year for which estimates are being
638 prepared; provided any town which, according to the most recent
639 federal census, has a population of less than five thousand may, by
640 ordinance, waive such publication requirement, in which case the board
641 shall provide for the printing or mimeographing of copies of such report
642 in a number equal to ten per cent of the population of such town
643 according to such federal census, which copies shall be available for
644 distribution five days before the annual budget meeting of such town.
645 The board shall submit such estimate with its recommendations to the
646 annual town meeting next ensuing, and such meeting shall take action
647 upon such estimate and recommendations, and make such specific
648 appropriations as appear advisable, but no appropriation shall be made
649 exceeding in amount that for the same purpose recommended by the
650 board and no appropriation shall be made for any purpose not

651 recommended by the board. Such estimate and recommendations may
652 include, if submitted to a vote by voting tabulator, questions to indicate
653 whether the budget is too high or too low. The vote on such questions
654 shall be for advisory purposes only, and not binding upon the board.
655 Immediately after the board of assessment appeals has finished its
656 duties and the grand list has been completed, the board of finance shall
657 meet and, with due provision for estimated uncollectible taxes,
658 abatements and corrections, shall lay such tax on such list as shall be
659 sufficient, in addition to the other estimated yearly income of such town
660 and in addition to such revenue surplus, if any, as may be appropriated,
661 not only to pay the expenses of the town for such current year, but also
662 to absorb the revenue deficit of such town, if any, at the beginning of
663 such current year. The board shall prescribe the method by which and
664 the place where all records and books of accounts of the town, or of any
665 department or subdivision thereof, shall be kept. The provisions of this
666 section shall not be construed as preventing a town from making further
667 appropriations upon the recommendation of its board of finance at a
668 special town meeting held after the annual town meeting and prior to
669 the laying of the tax for the current year, and any appropriations made
670 at such special town meeting shall be included in the amount to be
671 raised by the tax laid by the board of finance under the provisions of this
672 section.

673 (b) Any hearing or meeting held pursuant to this section may be held
674 by means of electronic equipment or simultaneously in person and by
675 means of electronic equipment. Any hearing or meeting held by means
676 of electronic equipment shall permit the opportunity to provide
677 comment or testimony, vote and otherwise participate in such hearing
678 or meeting, as applicable.

679 Sec. 17. Section 8-2a of the general statutes is repealed and the
680 following is substituted in lieu thereof (*Effective October 1, 2021*):

681 The secretary or clerk of each regulatory board of a political
682 subdivision of the state, adopting subdivision or zoning regulations
683 pursuant to the general statutes or a special act, shall publish such

684 regulations on the Internet web site of the subdivision and make printed
685 copies of such regulations available to the public at a reasonable price
686 upon request.

687 Sec. 18. Section 12-111 of the general statutes is repealed and the
688 following is substituted in lieu thereof (*Effective October 1, 2021*):

689 (a) Any person, including any lessee of real property whose lease has
690 been recorded as provided in section 47-19 and who is bound under the
691 terms of a lease to pay real property taxes and any person to whom title
692 to such property has been transferred since the assessment date,
693 claiming to be aggrieved by the doings of the assessors of such town
694 may appeal therefrom to the board of assessment appeals. Such appeal
695 shall be filed [.] in writing [.] or by electronic mail in a manner prescribed
696 by such board on or before February twentieth. The [written] appeal
697 shall include, but is not limited to, the property owner's name, name and
698 position of the signer, description of the property which is the subject of
699 the appeal, name, [and] mailing address and electronic mail address of
700 the party to be sent all correspondence by the board of assessment
701 appeals, reason for the appeal, appellant's estimate of value, signature
702 of property owner, or duly authorized agent of the property owner, and
703 date of signature. The board shall notify each aggrieved taxpayer who
704 filed [a written] an appeal in the proper form and in a timely manner,
705 no later than March first immediately following the assessment date, of
706 the date, time and place of the appeal hearing. Such notice shall be sent
707 no later than seven calendar days preceding the hearing date except that
708 the board may elect not to conduct an appeal hearing for any
709 commercial, industrial, utility or apartment property with an assessed
710 value greater than one million dollars. The board shall, not later than
711 March first, notify the appellant that the board has elected not to
712 conduct an appeal hearing. An appellant whose appeal will not be heard
713 by the board may appeal directly to the Superior Court pursuant to
714 section 12-117a. The board shall determine all appeals for which the
715 board conducts an appeal hearing and send written notification of the
716 final determination of such appeals to each such person within one week
717 after such determination has been made. Such written notification shall

718 include information describing the property owner's right to appeal the
719 determination of such board. Such board may equalize and adjust the
720 grand list of such town and may increase or decrease the assessment of
721 any taxable property or interest therein and may add an assessment for
722 property omitted by the assessors which should be added thereto; and
723 may add to the grand list the name of any person omitted by the
724 assessors and owning taxable property in such town, placing therein all
725 property liable to taxation which it has reason to believe is owned by
726 such person, at the percentage of its actual valuation, as determined by
727 the assessors in accordance with the provisions of sections 12-64 and 12-
728 71, from the best information that it can obtain, and if such property
729 should have been included in the declaration, as required by section 12-
730 42 or 12-43, it shall add thereto twenty-five per cent of such assessment;
731 but, before proceeding to increase the assessment of any person or to
732 add to the grand list the name of any person so omitted, it shall mail to
733 such person, postage paid, at least one week before making such
734 increase or addition, a written or printed notice addressed to such
735 person at the town in which such person resides, to appear before such
736 board and show cause why such increase or addition should not be
737 made. When the board increases or decreases the gross assessment of
738 any taxable real property or interest therein, the amount of such gross
739 assessment shall be fixed until the assessment year in which the
740 municipality next implements a revaluation of all real property
741 pursuant to section 12-62, unless the assessor increases or decreases the
742 gross assessment of the property to (1) comply with an order of a court
743 of jurisdiction, (2) reflect an addition for new construction, (3) reflect a
744 reduction for damage or demolition, or (4) correct a factual error by
745 issuance of a certificate of correction. Notwithstanding the provisions of
746 this subsection, if, prior to the next revaluation, the assessor increases or
747 decreases a gross assessment established by the board for any other
748 reason, the assessor shall submit a written explanation to the board
749 setting forth the reason for such increase or decrease. The assessor shall
750 also append the written explanation to the property card for the real
751 estate parcel whose gross assessment was increased or decreased.

752 (b) If an extension is granted to any assessor or board of assessors

753 pursuant to section 12-117, as amended by this act, the date by which a
754 taxpayer shall be required to submit a [written] request for appeal to the
755 board of assessment appeals shall be extended to March twentieth and
756 said board shall conduct hearings regarding such requests during the
757 month of April. The board shall send notification to the taxpayer of the
758 time and date of an appeal hearing at least seven calendar days
759 preceding the hearing date, but no later than the first day of April. If the
760 board elects not to hear an appeal for commercial, industrial, utility or
761 apartment property described in subsection (a) of this section, the board
762 shall notify the taxpayer of such decision no later than the first day of
763 April.

764 Sec. 19. Section 12-113 of the general statutes is repealed and the
765 following is substituted in lieu thereof (*Effective October 1, 2021*):

766 The board of assessment appeals may reduce the assessment of any
767 person as reflected on the grand list by reducing the valuation, number,
768 quantity or amount of any item of estate therein, or by deleting any item
769 which ought not to be retained in it, provided any such reduction or
770 deletion shall be recorded in the minutes of the meeting of said board.
771 The board of assessment appeals shall not reduce the valuation or
772 assessment of property on the grand list belonging to any person who
773 does not appear at a hearing before the board of assessment appeals,
774 either in person or by such person's attorney or agent, and offer or
775 consent to be sworn before it and answer all questions touching such
776 person's taxable property situated in the town. The board of assessment
777 appeals may conduct any meeting or hearing described in this section
778 by means of electronic equipment, provided such hearing or meeting is
779 conducted in accordance with all other applicable provisions of law. For
780 the purposes of this section, a person is deemed to have appeared at a
781 hearing in person if such person or such person's attorney or agent
782 attends by means of electronic equipment. As used in this section,
783 "electronic equipment" means any technology that facilitates real-time
784 access to and participation in meetings and hearings, including, but not
785 limited to, telephonic, video or other conferencing platforms.

786 Sec. 20. Section 12-117 of the general statutes is repealed and the
787 following is substituted in lieu thereof (*Effective October 1, 2021*):

788 (a) The period prescribed by law for the completion of the duties of
789 any assessor, board of assessors or board of assessment appeals may, for
790 due cause shown, be extended by the chief executive officer of the town
791 for a period not exceeding one month, and in the case of the board of
792 assessment appeals in any town in the assessment year in which a
793 revaluation, pursuant to section 12-62, is required to be effective, such
794 period shall be extended by said chief executive officer for a period not
795 exceeding two months. Not later than two weeks after granting an
796 extension as provided under this subsection, the chief executive officer
797 shall send [written] notice of the extension to the Secretary of the Office
798 of Policy and Management by mail or electronic mail in a manner
799 prescribed by the secretary.

800 (b) If, in the assessment year in which a revaluation is required to be
801 effective, the Secretary of the Office of Policy and Management
802 determines, on the basis of information provided [, in writing,] by the
803 board of assessment appeals and the chief executive officer, that the
804 number of appeals pending before such board is such as to preclude fair
805 and equitable consideration of such appeals within the extended period
806 of time provided under subsection (a) of this section, the secretary may
807 authorize a postponement of the implementation of said revaluation
808 until the assessment day next ensuing. If the secretary authorizes such
809 postponement, the town shall not be subject to the penalty provisions of
810 subsection (d) of section 12-62. Upon receipt of the secretary's notice of
811 authorization, the assessor shall revise the real property grand list for
812 the assessment year with respect to which such postponement is
813 applicable, to reflect assessments for such property effective in the
814 assessment year immediately preceding. The real property grand list
815 from which such appeals are taken shall then become the real property
816 grand list for the assessment day next ensuing, subject only to transfers
817 of ownership, additions for new construction, reductions for
818 demolitions and such adjustments as are authorized by the board of
819 assessment appeals, unless the assessor revalues all real property for

820 said assessment day in accordance with section 12-62. The secretary
821 shall not grant an authorization to a town, pursuant to this subsection,
822 in consecutive years.

823 (c) During any assessment year in which the provisions of subsection
824 (b) of this section become applicable, the assessor or board of assessors
825 shall, not later than thirty days after the date on which the Secretary of
826 the Office of Policy and Management authorizes the postponement of
827 revaluation, complete the grand list as required by subsection (b) of this
828 section. An increase notice shall be prepared in the manner prescribed
829 by section 12-55, and ~~z~~ [mailed,] not later than the tenth day after the
830 completion of said grand list, mailed or sent by electronic mail to each
831 owner whose property valuation on said grand list increased above the
832 valuation of such property in the last-preceding assessment year.
833 Notwithstanding the provisions of section 12-112, any owner may
834 appeal such increase to the board of assessment appeals not later than
835 thirty days after the date of such notice. If the assessor or board of
836 assessors fails to comply with the notice requirements in this subsection,
837 any such increase shall not take effect until the next succeeding
838 assessment date.

839 Sec. 21. Subsection (a) of section 12-170f of the general statutes is
840 repealed and the following is substituted in lieu thereof (*Effective October*
841 *1, 2021*):

842 (a) Any renter, believing himself or herself to be entitled to a grant
843 under section 12-170d for any calendar year, shall apply for such grant
844 to the assessor of the municipality in which the renter resides or to the
845 duly authorized agent of such assessor or municipality on or after April
846 first and not later than October first of each year with respect to such
847 grant for the calendar year preceding each such year. [] Such
848 application shall be made on a form prescribed and furnished by the
849 Secretary of the Office of Policy and Management [to the assessor] or
850 electronically in a manner prescribed by the secretary. A renter may
851 apply to the secretary prior to December fifteenth of the claim year for
852 an extension of the application period. The secretary may grant such

853 extension in the case of extenuating circumstance due to illness or
854 incapacitation as evidenced by a certificate signed by a physician or an
855 advanced practice registered nurse to that extent, or if the secretary
856 determines there is good cause for doing so. A renter making such
857 application shall present to such assessor or agent, in substantiation of
858 the renter's application, a copy of the renter's federal income tax return,
859 and if not required to file a federal income tax return, such other
860 evidence of qualifying income, receipts for money received, or cancelled
861 checks, or copies thereof, and any other evidence the assessor or such
862 agent may require. When the assessor or agent is satisfied that the
863 applying renter is entitled to a grant, such assessor or agent shall issue
864 a certificate of grant in such form as the secretary may prescribe and
865 supply showing the amount of the grant due.

866 Sec. 22. Section 12-170g of the general statutes is repealed and the
867 following is substituted in lieu thereof (*Effective October 1, 2021*):

868 Any person aggrieved by the action of the assessor or agent in fixing
869 the amount of the grant under section 12-170f, as amended by this act,
870 or in disapproving the claim therefor may apply to the Secretary of the
871 Office of Policy and Management in writing or electronically in a
872 manner prescribed by the secretary, within thirty business days from
873 the date of notice given to such person by the assessor or agent, giving
874 notice of such grievance. The secretary shall promptly consider such
875 notice and may grant or deny the relief requested, provided such
876 decision shall be made not later than thirty business days after the
877 receipt of such notice. If the relief is denied, the applicant shall be
878 notified forthwith, and the applicant may appeal the decision of the
879 secretary in accordance with the provisions of section 12-120b.

880 Sec. 23. Subsection (a) of section 12-170w of the general statutes is
881 repealed and the following is substituted in lieu thereof (*Effective October*
882 *1, 2021*):

883 (a) No claim shall be accepted under section 12-170v unless the
884 taxpayer or authorized agent of such taxpayer files an application with
885 the assessor of the municipality in which the property is located, [in such

886 form and manner as the assessor may prescribe,] during the period from
887 February first to and including May fifteenth of any year in which
888 benefits are first claimed. [, including] Such application shall be made in
889 writing or electronically in a manner prescribed by the assessor, and
890 shall include such information as is necessary to substantiate such claim
891 in accordance with requirements in such application. A taxpayer may
892 make application to the assessor in writing or electronically in a manner
893 prescribed by the assessor prior to August fifteenth of the claim year for
894 an extension of the application period. The assessor may grant such
895 extension in the case of extenuating circumstance due to illness or
896 incapacitation as evidenced by a certificate signed by a physician or an
897 advanced practice registered nurse to that extent, or if the assessor
898 determines there is good cause for doing so. The taxpayer shall present
899 to the assessor a paper or electronic copy of such taxpayer's federal
900 income tax return and the federal income tax return of such taxpayer's
901 spouse, if filed separately, for such taxpayer's taxable year ending
902 immediately prior to the submission of the taxpayer's application, or if
903 not required to file a federal income tax return, such other evidence of
904 qualifying income in respect to such taxable year as the assessor may
905 require. Each such application, together with the federal income tax
906 return and any other information submitted in relation thereto, shall be
907 examined by the assessor and a determination shall be made as to
908 whether the application is approved. Upon determination by the
909 assessor that the applying homeowner is entitled to tax relief in
910 accordance with the provisions of section 12-170v and this section, the
911 assessor shall notify the homeowner and the municipal tax collector of
912 the approval of such application. The municipal tax collector shall
913 determine the maximum amount of the tax due with respect to such
914 homeowner's residence and thereafter the property tax with respect to
915 such homeowner's residence shall not exceed such amount. After a
916 taxpayer's claim for the first year has been filed and approved such
917 taxpayer shall file such an application biennially. In respect to such
918 application required after the filing and approval for the first year the
919 assessor in each municipality shall notify each such taxpayer concerning
920 application requirements by [regular] mail, or, at the taxpayer's option,

921 electronic mail, not later than February first of the assessment year in
922 which such taxpayer is required to reapply, [enclosing] providing a
923 copy of the required application form. Such taxpayer may submit such
924 application to the assessor, [by mail,] provided it is received by the
925 assessor not later than April fifteenth in the assessment year with
926 respect to which such tax relief is claimed. Not later than April thirtieth
927 of such year the assessor shall notify, by mail evidenced by a certificate
928 of mailing, any such taxpayer for whom such application was not
929 received by said April fifteenth concerning application requirements
930 and such taxpayer shall submit not later than May fifteenth such
931 application personally, or for reasonable cause, by a person acting on
932 behalf of such taxpayer as approved by the assessor.

933 Sec. 24. Section 12-170aa of the general statutes is repealed and the
934 following is substituted in lieu thereof (*Effective October 1, 2021*):

935 (a) There is established, for the assessment year commencing October
936 1, 1985, and each assessment year thereafter, a revised state program of
937 property tax relief for certain elderly homeowners as determined in
938 accordance with subsection (b) of this section, and additionally for the
939 assessment year commencing October 1, 1986, and each assessment year
940 thereafter, the property tax relief benefits of such program are made
941 available to certain homeowners who are permanently and totally
942 disabled as determined in accordance with said subsection (b) of this
943 section.

944 (b) (1) The program established by this section shall provide for a
945 reduction in property tax, except in the case of benefits payable as a
946 grant under certain circumstances in accordance with provisions in
947 subsection (j) of this section, applicable to the assessed value of certain
948 real property, determined in accordance with subsection (c) of this
949 section, for any (A) owner of real property, including any owner of real
950 property held in trust for such owner, provided such owner or such
951 owner and such owner's spouse are the grantor and beneficiary of such
952 trust, (B) tenant for life or tenant for a term of years liable for property
953 tax under section 12-48, or (C) resident of a multiple-dwelling complex

954 under certain contractual conditions as provided in said subsection (j)
955 of this section, who (i) at the close of the preceding calendar year has
956 attained age sixty-five or over, or whose spouse domiciled with such
957 homeowner, has attained age sixty-five or over at the close of the
958 preceding calendar year, or is fifty years of age or over and the surviving
959 spouse of a homeowner who at the time of his death had qualified and
960 was entitled to tax relief under this section, provided such spouse was
961 domiciled with such homeowner at the time of his death or (ii) at the
962 close of the preceding calendar year has not attained age sixty-five and
963 is eligible in accordance with applicable federal regulations to receive
964 permanent total disability benefits under Social Security, or has not been
965 engaged in employment covered by Social Security and accordingly has
966 not qualified for benefits thereunder but who has become qualified for
967 permanent total disability benefits under any federal, state or local
968 government retirement or disability plan, including the Railroad
969 Retirement Act and any government-related teacher's retirement plan,
970 determined by the Secretary of the Office of Policy and Management to
971 contain requirements in respect to qualification for such permanent total
972 disability benefits which are comparable to such requirements under
973 Social Security; and in addition to qualification under (i) or (ii) above,
974 whose taxable and nontaxable income, the total of which shall
975 hereinafter be called "qualifying income", in the tax year of such
976 homeowner ending immediately preceding the date of application for
977 benefits under the program in this section, was not in excess of sixteen
978 thousand two hundred dollars, if unmarried, or twenty thousand
979 dollars, jointly with spouse if married, subject to adjustments in
980 accordance with subdivision (2) of this subsection, evidence of which
981 income shall be required in the form of a signed affidavit to be submitted
982 to the assessor in the municipality in which application for benefits
983 under this section is filed. Such affidavit may be filed electronically, in
984 a manner prescribed by the assessor. The amount of any Medicaid
985 payments made on behalf of such homeowner or the spouse of such
986 homeowner shall not constitute income. The amount of tax reduction
987 provided under this section, determined in accordance with and subject
988 to the variable factors in the schedule of amounts of tax reduction in

989 subsection (c) of this section, shall be allowed only with respect to a
990 residential dwelling owned by such qualified homeowner and used as
991 such homeowner's primary place of residence. If title to real property or
992 a tenancy interest liable for real property taxes is recorded in the name
993 of such qualified homeowner or his spouse making a claim and
994 qualifying under this section and any other person or persons, the
995 claimant hereunder shall be entitled to pay his fractional share of the tax
996 on such property calculated in accordance with the provisions of this
997 section, and such other person or persons shall pay his or their fractional
998 share of the tax without regard for the provisions of this section, unless
999 also qualified hereunder. For the purposes of this section, a "mobile
1000 manufactured home", as defined in section 12-63a, or a dwelling on
1001 leased land, including but not limited to a modular home, shall be
1002 deemed to be real property and the word "taxes" shall not include
1003 special assessments, interest and lien fees.

1004 (2) The amounts of qualifying income as provided in this section shall
1005 be adjusted annually in a uniform manner to reflect the annual inflation
1006 adjustment in Social Security income, with each such adjustment of
1007 qualifying income determined to the nearest one hundred dollars. Each
1008 such adjustment of qualifying income shall be prepared by the Secretary
1009 of the Office of Policy and Management in relation to the annual
1010 inflation adjustment in Social Security, if any, becoming effective at any
1011 time during the twelve-month period immediately preceding the first
1012 day of October each year and the amount of such adjustment shall be
1013 distributed to the assessors in each municipality not later than the thirty-
1014 first day of December next following.

1015 (3) For purposes of determining qualifying income under subdivision
1016 (1) of this subsection with respect to a married homeowner who submits
1017 an application for tax reduction in accordance with this section, the
1018 Social Security income of the spouse of such homeowner shall not be
1019 included in the qualifying income of such homeowner, for purposes of
1020 determining eligibility for benefits under this section, if such spouse is
1021 a resident of a health care or nursing home facility in this state receiving
1022 payment related to such spouse under the Title XIX Medicaid program.

1023 An applicant who is legally separated pursuant to the provisions of
 1024 section 46b-40, as of the thirty-first day of December preceding the date
 1025 on which such person files an application for a grant in accordance with
 1026 subsection (a) of this section, may apply as an unmarried person and
 1027 shall be regarded as such for purposes of determining qualifying income
 1028 under said subsection.

1029 (c) The amount of reduction in property tax provided under this
 1030 section shall, subject to the provisions of subsection (d) of this section,
 1031 be determined in accordance with the following schedule:

T1	Qualifying Income		Tax Reduction	Tax Reduction	
T2			As Percentage	For Any Year	
T3	Over	Not Exceeding	Of Property Tax		
T4	Married Homeowners			Maximum	Minimum
T5	\$ 0	\$11,700	50%	\$1,250	\$400
T6	11,700	15,900	40	1,000	350
T7	15,900	19,700	30	750	250
T8	19,700	23,600	20	500	150
T9	23,600	28,900	10	250	150
T10	28,900		None		
T11	Unmarried Homeowners				
T12	\$ 0	\$11,700	40%	\$1,000	\$350
T13	11,700	15,900	30	750	250
T14	15,900	19,700	20	500	150
T15	19,700	23,600	10	250	150
T16	23,600		None		

1032 (d) Any homeowner qualified for tax reduction in accordance with
 1033 subsection (b) of this section in an amount to be determined under the
 1034 schedule of such tax reduction in subsection (c) of this section, shall in
 1035 no event receive less in tax reduction than the minimum amount of such
 1036 reduction applicable to the qualifying income of such homeowner
 1037 according to the schedule in said subsection (c).

1038 (e) Any claim for tax reduction under this section shall be submitted
1039 for approval, on the application form prepared for such purpose by the
1040 Secretary of the Office of Policy and Management, in the first year claim
1041 for such tax relief is filed and biennially thereafter. Such application
1042 form may be submitted by mail or electronic mail, in a manner
1043 prescribed by the secretary. The amount of tax reduction approved shall
1044 be applied to the real property tax payable by the homeowner for the
1045 assessment year in which such application is submitted and approved.
1046 If any such homeowner has qualified for tax reduction under this
1047 section, the tax reduction determined shall, when possible, be applied
1048 and prorated uniformly over the number of installments in which the
1049 real property tax is due and payable to the municipality in which he
1050 resides. In the case of any homeowner who is eligible for tax reduction
1051 under this section as a result of increases in qualifying income, effective
1052 with respect to the assessment year commencing October 1, 1987, under
1053 the schedule of qualifying income and tax reduction in subsection (c) of
1054 this section, exclusive of any such increases related to social security
1055 adjustments in accordance with subsection (b) of this section, the total
1056 amount of tax reduction to which such homeowner is entitled shall be
1057 credited and uniformly prorated against property tax installment
1058 payments applicable to such homeowner's residence which become due
1059 after such homeowner's application for tax reduction under this section
1060 is accepted. In the event that a homeowner has paid in full the amount
1061 of property tax applicable to such homeowner's residence, regardless of
1062 whether the municipality requires the payment of property taxes in one
1063 or more installments, such municipality shall make payment to such
1064 homeowner in the amount of the tax reduction allowed. The
1065 municipality shall be reimbursed for the amount of such payment in
1066 accordance with subsection (g) of this section. In respect to such
1067 application required biennially after the filing and approval for the first
1068 year, the tax assessor in each municipality shall notify each such
1069 homeowner concerning application requirements by [regular] mail, or,
1070 at such homeowner's option, electronic mail, not later than February
1071 first, annually enclosing a copy of the required application form. Such
1072 homeowner may submit such application to the assessor by mail or

1073 electronic mail, in a manner prescribed by the assessor, provided it is
1074 received by the assessor not later than April fifteenth in the assessment
1075 year with respect to which such tax reduction is claimed. Not later than
1076 April thirtieth of such year the assessor shall notify, by mail evidenced
1077 by a certificate of mailing, any such homeowner for whom such
1078 application was not received by said April fifteenth concerning
1079 application requirements and such homeowner shall be required not
1080 later than May fifteenth to submit such application personally or by
1081 electronic mail, in a manner prescribed by the assessor, or, for
1082 reasonable cause, by a person acting on behalf of such taxpayer as
1083 approved by the assessor. In the year immediately following any year
1084 in which such homeowner has submitted application and qualified for
1085 tax reduction in accordance with this section, such homeowner shall be
1086 presumed, without filing application therefor, to be qualified for tax
1087 reduction in accordance with the schedule in subsection (c) of this
1088 section in the same percentage of property tax as allowed in the year
1089 immediately preceding. If any homeowner has qualified and received
1090 tax reduction under this section and subsequently in any calendar year
1091 has qualifying income in excess of the maximum described in this
1092 section, such homeowner shall notify the tax assessor by mail or
1093 electronic mail, in a manner prescribed by the assessor, on or before the
1094 next filing date and shall be denied tax reduction under this section for
1095 the assessment year and any subsequent year or until such homeowner
1096 has reapplied and again qualified for benefits under this section. Any
1097 such person who fails to so notify the tax assessor of his disqualification
1098 shall refund all amounts of tax reduction improperly taken and be fined
1099 not more than five hundred dollars.

1100 (f) Any homeowner, believing such homeowner is entitled to tax
1101 reduction benefits under this section for any assessment year, shall
1102 make application as required in subsection (e) of this section, to the
1103 assessor of the municipality in which the homeowner resides, for such
1104 tax reduction at any time from February first to and including May
1105 fifteenth of the year in which tax reduction is claimed. A homeowner
1106 may make application to the secretary prior to August fifteenth of the
1107 claim year for an extension of the application period. The secretary may

1108 grant such extension in the case of extenuating circumstance due to
1109 illness or incapacitation as evidenced by a certificate signed by a
1110 physician or an advanced practice registered nurse to that extent, or if
1111 the secretary determines there is good cause for doing so. Such
1112 application for tax reduction benefits shall be submitted on a form
1113 prescribed and furnished by the secretary to the assessor. In making
1114 application the homeowner shall present to such assessor, in
1115 substantiation of such homeowner's application, a copy of such
1116 homeowner's federal income tax return, including a copy of the Social
1117 Security statement of earnings for such homeowner, and that of such
1118 homeowner's spouse, if filed separately, for such homeowner's taxable
1119 year ending immediately prior to the submission of such application, or
1120 if not required to file a return, such other evidence of qualifying income
1121 in respect to such taxable year as may be required by the assessor. When
1122 the assessor is satisfied that the applying homeowner is entitled to tax
1123 reduction in accordance with this section, such assessor shall issue a
1124 certificate of credit, in such form as the secretary may prescribe and
1125 supply showing the amount of tax reduction allowed. A duplicate of
1126 such certificate shall be delivered to the applicant and the tax collector
1127 of the municipality and the assessor shall keep the fourth copy of such
1128 certificate and a copy of the application. Any homeowner who, for the
1129 purpose of obtaining a tax reduction under this section, wilfully fails to
1130 disclose all matters related thereto or with intent to defraud makes false
1131 statement shall refund all property tax credits improperly taken and
1132 shall be fined not more than five hundred dollars. Applications filed
1133 under this section shall not be open for public inspection.

1134 (g) On or before July first, annually, each municipality shall submit
1135 to the secretary a claim for the tax reductions approved under this
1136 section in relation to the assessment list of October first immediately
1137 preceding. On or after December 1, 1987, any municipality that neglects
1138 to transmit to the secretary the claim as required by this section shall
1139 forfeit two hundred fifty dollars to the state, except that the secretary
1140 may waive such forfeiture in accordance with procedures and standards
1141 established by regulations adopted in accordance with chapter 54.
1142 Subject to procedures for review and approval of such data pursuant to

1143 section 12-120b, said secretary shall, on or before December fifteenth
1144 next following, certify to the Comptroller the amount due each
1145 municipality as reimbursement for loss of property tax revenue related
1146 to the tax reductions allowed under this section, except that the
1147 secretary may reduce the amount due as reimbursement under this
1148 section by up to one hundred per cent for any municipality that is not
1149 eligible for a grant under section 32-9s. The Comptroller shall draw an
1150 order on the Treasurer on or before the fifth business day following
1151 December fifteenth and the Treasurer shall pay the amount due each
1152 municipality not later than the thirty-first day of December. Any
1153 claimant aggrieved by the results of the secretary's review shall have the
1154 rights of appeal as set forth in section 12-120b. The amount of the grant
1155 payable to each municipality in any year in accordance with this section
1156 shall be reduced proportionately in the event that the total of such grants
1157 in such year exceeds the amount appropriated for the purposes of this
1158 section with respect to such year.

1159 (h) Any person who is the owner of a residential dwelling on leased
1160 land, including any such person who is a sublessee under terms of the
1161 lease agreement applicable to such land, shall be entitled to claim tax
1162 relief under the provisions of this section, subject to all requirements
1163 therein except as provided in this subdivision, with respect to property
1164 taxes paid by such person on the assessed value of such dwelling,
1165 provided (1) the dwelling is such person's principal place of residence,
1166 (2) such lease or sublease requires that such person as the lessee or
1167 sublessee, whichever is applicable, pay all property taxes related to the
1168 dwelling and (3) such lease or sublease is recorded in the land records
1169 of the town.

1170 (i) If any person with respect to whom a claim for tax reduction in
1171 accordance with this section has been approved for any assessment year
1172 transfers, assigns, grants or otherwise conveys on or after the first day
1173 of October but prior to the first day of August in such assessment year
1174 the interest in real property to which such claim for tax credit is related,
1175 regardless of whether such transfer, assignment, grant or conveyance is
1176 voluntary or involuntary, the amount of such tax credit shall be a pro

1177 rata portion of the amount otherwise applicable in such assessment year
1178 to be determined by a fraction the numerator of which shall be the
1179 number of full months from the first day of October in such assessment
1180 year to the date of such conveyance and the denominator of which shall
1181 be twelve. If such conveyance occurs in the month of October the
1182 grantor shall be disqualified for tax credit in such assessment year. The
1183 grantee shall be required within a period not exceeding ten days
1184 immediately following the date of such conveyance to notify the
1185 assessor thereof by mail or electronic mail, in a manner prescribed by
1186 the assessor, or in the absence of such notice, upon determination by the
1187 assessor that such transfer, assignment, grant or conveyance has
1188 occurred, the assessor shall (1) determine the amount of tax reduction to
1189 which the grantor is entitled for such assessment year with respect to
1190 the interest in real property conveyed and notify the tax collector of the
1191 reduced amount of tax reduction applicable to such interest and (2)
1192 notify the Secretary of the Office of Policy and Management on or before
1193 the October first immediately following the end of the assessment year
1194 in which such conveyance occurs of the reduction in such tax reduction
1195 for purposes of a corresponding adjustment in the amount of state
1196 payment to the municipality next following as reimbursement for the
1197 revenue loss related to such tax reductions. On or after December 1,
1198 1987, any municipality which neglects to transmit to the Secretary of the
1199 Office of Policy and Management the claim as required by this section
1200 shall forfeit two hundred fifty dollars to the state provided the secretary
1201 may waive such forfeiture in accordance with procedures and standards
1202 established by regulations adopted in accordance with chapter 54. Upon
1203 receipt of such notice from the assessor, the tax collector shall, if such
1204 notice is received after the tax due date in the municipality, within ten
1205 days thereafter mail, [or] hand, or deliver by electronic mail, at the
1206 grantee's option, a bill to the grantee stating the additional amount of
1207 tax due as determined by the assessor. Such tax shall be due and payable
1208 and collectible as other property taxes and subject to the same liens and
1209 processes of collection, provided such tax shall be due and payable in
1210 an initial or single installment not sooner than thirty days after the date
1211 such bill is mailed or handed to the grantee and in equal amounts in any

1212 remaining, regular installments as the same are due and payable.

1213 (j) (1) Notwithstanding the intent in subsections (a) to (i), inclusive,
1214 of this section to provide for benefits in the form of property tax
1215 reduction applicable to persons liable for payment of such property tax
1216 and qualified in accordance with requirements related to age and
1217 income as provided in subsection (b) of this section, a certain annual
1218 benefit, determined in amount under the provisions of subsections (c)
1219 and (d) of this section but payable in a manner as prescribed in this
1220 subsection, shall be provided with respect to any person who (A) is
1221 qualified in accordance with said requirements related to age and
1222 income as provided in subsection (b) of this section, including
1223 provisions concerning such person's spouse, and (B) is a resident of a
1224 dwelling unit within a multiple-dwelling complex containing dwelling
1225 units for occupancy by certain elderly persons under terms of a contract
1226 between such resident and the owner of such complex, in accordance
1227 with which contract such resident occupies a certain dwelling unit
1228 subject to the express provision that such resident has no legal title,
1229 interest or leasehold estate in the real or personal property of such
1230 complex, and under the terms of which contract such resident agrees to
1231 pay the owner of the complex a fee, as a condition precedent to
1232 occupancy and a monthly or other such periodic fee thereafter as a
1233 condition of continued occupancy. In no event shall any such resident
1234 be qualified for benefits payable in accordance with this subsection if, as
1235 determined by the assessor in the municipality in which such complex
1236 is situated, such resident's contract with the owner of such complex, or
1237 occupancy by such resident (i) confers upon such resident any
1238 ownership interest in the dwelling unit occupied or in such complex, or
1239 (ii) establishes a contract of lease of any type for the dwelling unit
1240 occupied by such resident.

1241 (2) The amount of annual benefit payable in accordance with this
1242 subsection to any such resident, qualified as provided in subdivision (1)
1243 of this subsection, shall be determined in relation to an assumed amount
1244 of property tax liability applicable to the assessed value for the dwelling
1245 unit which such resident occupies, as determined by the assessor in the

1246 municipality in which such complex is situated. Annually, not later than
1247 the first day of June, the assessor in such municipality, upon receipt of
1248 an application for such benefit submitted in accordance with this
1249 subsection by mail or electronic mail, in a manner prescribed by the
1250 assessor, by any such resident, shall determine, with respect to the
1251 assessment list in such municipality for the assessment year
1252 commencing October first immediately preceding, the portion of the
1253 assessed value of the entire complex, as included in such assessment list,
1254 attributable to the dwelling unit occupied by such resident. The
1255 assumed property tax liability for purposes of this subsection shall be
1256 the product of such assessed value and the mill rate in such municipality
1257 as determined for purposes of property tax imposed on said assessment
1258 list for the assessment year commencing October first immediately
1259 preceding. The amount of benefit to which such resident shall be
1260 entitled for such assessment year shall be equivalent to the amount of
1261 tax reduction for which such resident would qualify, considering such
1262 assumed property tax liability to be the actual property tax applicable
1263 to such resident's dwelling unit and such resident as liable for the
1264 payment of such tax, in accordance with the schedule of qualifying
1265 income and tax reduction as provided in subsection (c) of this section,
1266 subject to provisions concerning maximum allowable benefit for any
1267 assessment year under subsections (c) and (d) of this section. The
1268 amount of benefit as determined for such resident in respect to any
1269 assessment year shall be payable by the state as a grant to such resident
1270 equivalent to the amount of property tax reduction to which such
1271 resident would be entitled under subsections (a) to (i), inclusive, of this
1272 section if such resident were the owner of such dwelling unit and
1273 qualified for tax reduction benefits under said subsections (a) to (i),
1274 inclusive.

1275 (3) Any such resident entitled to a grant as provided in subdivision
1276 (2) of this subsection shall be required to submit an application to the
1277 assessor in the municipality in which such resident resides for such
1278 grant [to] by mail or electronic mail, in a manner prescribed by the
1279 assessor [in the municipality in which such resident resides] at any time
1280 from February first to and including the fifteenth day of May in the year

1281 in which such grant is claimed, on a form prescribed and furnished for
1282 such purpose by the Secretary of the Office of Policy and Management.
1283 Any such resident submitting an application for such grant shall be
1284 required to present to the assessor, in substantiation of such application,
1285 a copy of such resident's federal income tax return, and if not required
1286 to file a federal income tax return, such other evidence of qualifying
1287 income, receipts for money received or cancelled checks, or copies
1288 thereof, and any other evidence the assessor may require. Not later than
1289 the first day of July in such year, the assessor shall submit to the
1290 Secretary of the Office of Policy and Management (A) a copy of the
1291 application prepared by such resident, together with such resident's
1292 federal income tax return, if required to file such a return, and any other
1293 information submitted in relation thereto, (B) determinations of the
1294 assessor concerning the assessed value of the dwelling unit in such
1295 complex occupied by such resident, and (C) the amount of such grant
1296 approved by the assessor. Said secretary, upon approving such grant,
1297 shall certify the amount thereof and not later than the fifteenth day of
1298 September immediately following submit approval for payment of such
1299 grant to the State Comptroller. Not later than five business days
1300 immediately following receipt of such approval for payment, the State
1301 Comptroller shall draw his or her order upon the State Treasurer and
1302 the Treasurer shall pay the amount of the grant to such resident not later
1303 than the first day of October immediately following.

1304 (k) If the Secretary of the Office of Policy and Management makes any
1305 adjustments to the grants for tax reductions or assumed amounts of
1306 property tax liability claimed under this section subsequent to the
1307 Comptroller the payment of said grants in any year, the amount of such
1308 adjustment shall be reflected in the next payment the Treasurer shall
1309 make to such municipality pursuant to this section.

1310 Sec. 25. Section 12-170cc of the general statutes is repealed and the
1311 following is substituted in lieu thereof (*Effective October 1, 2021*):

1312 Any person aggrieved by the action of the assessor or assessors in
1313 fixing the amount of a credit under subsection (f) of section 12-170aa, as

1314 amended by this act, or in disapproving the claim therefor may appeal
1315 to the Secretary of the Office of Policy and Management, in writing or
1316 by electronic mail, in a manner prescribed by the secretary, within thirty
1317 business days from the date of notice given to such person by the
1318 assessor or assessors, giving notice of such grievance. The secretary shall
1319 promptly consider such notice and may grant or deny the relief
1320 requested, provided such decision shall be made not later than thirty
1321 business days after the receipt of such notice. If the relief is denied, the
1322 applicant shall be notified forthwith and may appeal the decision of the
1323 secretary in accordance with the provisions of section 12-120b.

1324 Sec. 26. Subsection (a) of section 29-263 of the general statutes is
1325 repealed and the following is substituted in lieu thereof (*Effective October*
1326 *1, 2021*):

1327 (a) Except as provided in subsection (h) of section 29-252a and the
1328 State Building Code adopted pursuant to subsection (a) of section 29-
1329 252, after October 1, 1970, no building or structure shall be constructed
1330 or altered until an application has been filed with the building official
1331 and a permit issued. Such application shall be filed in person, by mail or
1332 electronic mail, in a manner prescribed by the building official. Such
1333 permit shall be issued or refused, in whole or in part, within thirty days
1334 after the date of an application. No permit shall be issued except upon
1335 application of the owner of the premises affected or the owner's
1336 authorized agent. No permit shall be issued to a contractor who is
1337 required to be registered pursuant to chapter 400, for work to be
1338 performed by such contractor, unless the name, business address and
1339 Department of Consumer Protection registration number of such
1340 contractor is clearly marked on the application for the permit, and the
1341 contractor has presented such contractor's certificate of registration as a
1342 home improvement contractor. Prior to the issuance of a permit and
1343 within said thirty-day period, the building official shall review the plans
1344 of buildings or structures to be constructed or altered, including, but not
1345 limited to, plans prepared by an architect licensed pursuant to chapter
1346 390, a professional engineer licensed pursuant to chapter 391 or an
1347 interior designer registered pursuant to chapter 396a acting within the

1348 scope of such license or registration, to determine their compliance with
1349 the requirements of the State Building Code and, where applicable, the
1350 local fire marshal shall review such plans to determine their compliance
1351 with the Fire Safety Code. Such plans submitted for review shall be in
1352 substantial compliance with the provisions of the State Building Code
1353 and, where applicable, with the provisions of the Fire Safety Code.

1354 Sec. 27. Section 29-264 of the general statutes is repealed and the
1355 following is substituted in lieu thereof (*Effective October 1, 2021*):

1356 The State Building Inspector may, upon application by a builder
1357 setting forth that a set of plans and specifications will be utilized in more
1358 than one municipality to acquire building permits, review and approve
1359 any set of plans and specifications for the construction or erection of any
1360 building or structure designed to provide dwelling space for not more
1361 than two families if such set of plans and specifications meet the
1362 requirements of the State Building Code. Any building official shall
1363 issue a building permit upon application by a builder and presentation
1364 to him of such a set of plans and specifications bearing the approval of
1365 the State Building Inspector if all other local ordinances are complied
1366 with. Such application may be delivered in person, by mail or electronic
1367 mail, in a manner prescribed by the building official.

1368 Sec. 28. Section 29-266 of the general statutes is repealed and the
1369 following is substituted in lieu thereof (*Effective October 1, 2021*):

1370 (a) A board of appeals shall be appointed by each municipality. Such
1371 board shall consist of five members, all of whom shall meet the
1372 qualifications set forth in the State Building Code. A member of a board
1373 of appeals of one municipality may also be a member of the board of
1374 appeals of another municipality.

1375 (b) When the building official rejects or refuses to approve the mode
1376 or manner of construction proposed to be followed or the materials to
1377 be used in the erection or alteration of a building or structure, or when
1378 it is claimed that the provisions of the code do not apply or that an
1379 equally good or more desirable form of construction can be employed

1380 in a specific case, or when it is claimed that the true intent and meaning
1381 of the code and regulations have been misconstrued or wrongly
1382 interpreted, or when the building official issues a written order under
1383 subsection (c) of section 29-261, the owner of such building or structure,
1384 whether already erected or to be erected, or his authorized agent may
1385 appeal in writing or by electronic mail, in a manner prescribed by the
1386 board of appeals, from the decision of the building official to the board
1387 of appeals. When a person other than such owner claims to be aggrieved
1388 by any decision of the building official, such person or his authorized
1389 agent may appeal, in writing or by electronic mail, in a manner
1390 prescribed by the board of appeals, from the decision of the building
1391 official to the board of appeals, and before determining the merits of
1392 such appeal the board of appeals shall first determine whether such
1393 person has a right to appeal. Upon receipt of an appeal from an owner
1394 or his representative or approval of an appeal by a person other than the
1395 owner, the chairman of the board of appeals shall appoint a panel of not
1396 less than three members of such board to hear such appeal. Such appeal
1397 shall be heard in the municipality for which the building official serves
1398 within five days, exclusive of Saturdays, Sundays and legal holidays,
1399 after the date of receipt of such appeal. Such panel shall render a
1400 decision upon the appeal and file the same with the building official
1401 from whom such appeal has been taken not later than five days,
1402 exclusive of Saturdays, Sundays and legal holidays, following the day
1403 of the hearing thereon. A copy of such decision shall be mailed, prior to
1404 such filing, to the party taking such appeal. Any person aggrieved by
1405 the decision of a panel may appeal to the Codes and Standards
1406 Committee within fourteen days after the filing of the decision with the
1407 building official. Any determination made by the local panel shall be
1408 subject to review de novo by said committee.

1409 (c) If, at the time that a building official makes a decision under
1410 subsection (b) of this section, there is no board of appeals for the
1411 municipality in which the building official serves, a person who claims
1412 to be aggrieved by such decision may submit an appeal [, in writing,] to
1413 the chief executive officer of such municipality. Such appeal may be
1414 made in writing or by electronic mail, in a manner prescribed by the

1415 chief executive officer. If, within five days, exclusive of Saturdays,
1416 Sundays and legal holidays, after the date of receipt of such appeal by
1417 such officer, the municipality fails to appoint a board of appeals from
1418 among either its own residents or residents of other municipalities, such
1419 officer shall file a notice of such failure with the building official from
1420 whom the appeal has been taken and, prior to such filing, mail a copy
1421 of the notice to the person taking the appeal. Such person may appeal
1422 the decision of the building official to the Codes and Standards
1423 Committee within fourteen days after the filing of such notice with the
1424 building official. If the municipality succeeds in appointing a board of
1425 appeals, the chief executive officer of the municipality shall immediately
1426 transmit the written appeal to such board, which shall review the appeal
1427 in accordance with the provisions of subsection (b) of this section.

1428 (d) Any person aggrieved by any ruling of the Codes and Standards
1429 Committee may appeal to the superior court for the judicial district
1430 where such building or structure has been or is being erected.

1431 Sec. 29. Subsection (a) of section 32-37 of the general statutes is
1432 repealed and the following is substituted in lieu thereof (*Effective October*
1433 *1, 2021*):

1434 (a) The powers of the corporation shall be vested in and exercised by
1435 the board of directors. Eight members of the board shall constitute a
1436 quorum and the affirmative vote of a majority of the members present
1437 at a meeting of the board shall be necessary and sufficient for any action
1438 taken by the board. No vacancy in the membership of the board shall
1439 impair the right of a quorum to exercise all the rights and perform all
1440 the duties of the board. Any action taken by the board may be
1441 authorized by resolution at any regular or special meeting and shall take
1442 effect immediately unless otherwise provided in the resolution. Notice
1443 of any regular meeting shall be given in writing, by telephone or orally,
1444 not less than forty-eight hours prior to the meeting. Notice of any special
1445 meeting shall be given in accordance with subsection [(d)] (e) of section
1446 1-225, as amended by this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2021</i>	1-2
Sec. 2	<i>October 1, 2021</i>	1-225
Sec. 3	<i>October 1, 2021</i>	7-1
Sec. 4	<i>October 1, 2021</i>	7-6
Sec. 5	<i>October 1, 2021</i>	7-34a
Sec. 6	<i>October 1, 2021</i>	7-51a
Sec. 7	<i>October 1, 2021</i>	New section
Sec. 8	<i>October 1, 2021</i>	7-148j
Sec. 9	<i>October 1, 2021</i>	7-148k
Sec. 10	<i>October 1, 2021</i>	7-148bb
Sec. 11	<i>October 1, 2021</i>	7-148ii
Sec. 12	<i>October 1, 2021</i>	7-152b
Sec. 13	<i>October 1, 2021</i>	7-245
Sec. 14	<i>October 1, 2021</i>	7-255
Sec. 15	<i>October 1, 2021</i>	7-257
Sec. 16	<i>October 1, 2021</i>	7-344
Sec. 17	<i>October 1, 2021</i>	8-2a
Sec. 18	<i>October 1, 2021</i>	12-111
Sec. 19	<i>October 1, 2021</i>	12-113
Sec. 20	<i>October 1, 2021</i>	12-117
Sec. 21	<i>October 1, 2021</i>	12-170f(a)
Sec. 22	<i>October 1, 2021</i>	12-170g
Sec. 23	<i>October 1, 2021</i>	12-170w(a)
Sec. 24	<i>October 1, 2021</i>	12-170aa
Sec. 25	<i>October 1, 2021</i>	12-170cc
Sec. 26	<i>October 1, 2021</i>	29-263(a)
Sec. 27	<i>October 1, 2021</i>	29-264
Sec. 28	<i>October 1, 2021</i>	29-266
Sec. 29	<i>October 1, 2021</i>	32-37(a)

PD *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 22 \$	FY 23 \$
Various Municipalities	Potential Cost	See Below	See Below
Various Municipalities	Savings	See Below	See Below

Explanation

The bill requires that town clerks provide a website to accept online payments for certain fees, allows municipalities to post certain notices online instead of in local newspapers, and permits municipalities and state agencies to provide electronic access to public meetings.

There is a cost to municipalities to providing websites for online payment of fees to the extent that they do not already have the capability to do so. There is also a savings from permitting municipalities to post certain notices on their website instead of in local newspapers.

As the bill allows, rather than requires, state agencies and municipalities to provide electronic access to public meetings, the bill is not anticipated to result in increased expenses for information technology or software licensing above each entity's current capacity.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to costs otherwise borne from posting notices in local newspapers, and municipal capacity to provide online payments.

OLR Bill Analysis**HB 6641*****AN ACT CONCERNING THE REMOTE AND ONLINE PROVISION OF MUNICIPAL SERVICES.*****SUMMARY**

This bill makes numerous changes allowing municipal entities and other public agencies to conduct business electronically. Generally, the changes allow specified (1) notices and applications to be sent electronically and (2) hearings or meetings to be held using electronic equipment (§§ 7-15 & 17-28).

The bill also allows public agencies to hold meetings remotely under the Freedom of Information Act (FOIA) through conference call, videoconference, or other technology (§§ 2 & 29). It specifically allows municipalities to hold town meetings and budget adoption proceedings using electronic equipment (§§ 3-4 & 16).

The bill allows towns, cities, and boroughs, whenever they are required by the law or a charter to advertise a legal notice in a newspaper, to instead post the notice on their websites. It similarly allows town, city, borough, and district clerks, wherever they are required by the law or a charter to file a notice, to instead post the notice on their websites (§ 1).

Additionally, the bill requires town clerks to designate a website for paying recording fees (e.g., recording documents on the land records) and accept payments for these fees through the website in a manner they prescribe. It similarly imposes these requirements on registrars of vital statistics for vital records fees (e.g., birth certificates) (§§ 5 & 6). (Typically, the town clerk serves as the registrar of vital statistics.)

Lastly, the bill makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2021

§§ 2 & 29 — FOIA

Conducting Meetings

Under current law, FOIA's definition of "meeting" includes those held by electronic equipment, but it does not explicitly authorize, or establish procedures for, telephone or other remotely held meetings (see BACKGROUND).

The bill explicitly allows meetings to be held under FOIA using electronic equipment or simultaneously in-person and using electronic equipment. (Presumably, they can also hold in-person meetings.) It requires that meetings held using either of these methods provide opportunity for comment or testimony, voting, or other participation, as applicable. Additionally, it requires meeting participants (both agency members and the public) to state their name and title (if applicable) each time before speaking in a meeting conducted using electronic equipment.

Under the bill, "electronic equipment" means any technology facilitating real-time public access to and participation in meetings, including telephone, video, or other conferencing platforms.

Meeting Minutes

Under existing law, FOIA requires (1) public agencies to make meeting minutes available in the agency's office within seven days after the meeting and (2) public agencies, other than those of political subdivisions (e.g., municipalities), to post meeting minutes on their websites within this timeframe. The bill extends both of these requirements (and the exception to the website posting requirement) to any audio or video recording or transcript of a meeting. (However, the bill does not require agencies to record or transcribe meetings.)

Agendas for Regular Meetings

Under current law, FOIA requires state agencies to post agendas for regular meetings on their websites at least 24 hours before the meeting

but it does not apply this requirement to political subdivisions. The bill instead requires all public agencies to post their meeting agendas on their websites. Under the bill, regular meeting agendas must also include instructions for the public to (1) attend the meeting in person or electronically and (2) comment, vote, or otherwise participate, as applicable.

Notices of a Special Meeting

The bill similarly requires that the above instructions for meeting attendance and participation be included in any notice of a special meeting. (A special meeting is one held to consider business that (1) was unforeseen when scheduling regular meetings and (2) should be addressed before the next regular meeting.)

The bill allows notices of a special meeting to be electronically sent to a public agency's members rather than delivered to their homes as current law requires. Current law also allows members to waive delivery of the notice by filing a written waiver with the agency's clerk or secretary. The bill allows members to submit these waivers electronically.

§§ 3-4 & 16 — TOWN MEETINGS AND BOARD OF FINANCE PROCEEDINGS

The bill allows town meetings to be held under FOIA using electronic equipment or simultaneously in-person and using electronic equipment. (Presumably, they may also be held in-person). It requires that meetings held using either of these methods provide opportunity for comment or testimony, voting, or other participation, as applicable.

Presumably, the bill's provisions allowing voting through electronic equipment apply only to votes taken at the town meeting itself and do not extend to votes taken at an adjourned town meeting (i.e., a referendum).

The bill also allows municipal boards of finance to hold specified meetings and hearings using electronic equipment or simultaneously in person and using electronic equipment. It applies to (1) public hearings

on the proposed annual budget, (2) the board's meeting at which it votes on a recommended budget, and (3) the board's meeting to lay a tax on the grand list. (It also appears to apply to the town meeting at which the budget is voted on.)

As with town meetings, the bill requires boards of finance holding hearings or meeting using electronic equipment to provide opportunity for comment or testimony, voting, or other participation, as applicable.

§§ 7-15 & 17-28 — ELECTRONIC TRANSACTIONS BY MUNICIPAL PROGRAMS AND ENTITIES

The bill makes numerous changes allowing municipal entities or programs to conduct business or otherwise operate using electronic means, as shown in Table 1. Generally, the changes allow specified (1) notices and applications to be sent electronically and (2) hearings or meetings to be held using electronic equipment.

The bill defines "electronic equipment" for these purposes as any technology facilitating real-time communication between two or more individuals, including telephone, video, or other conferencing platforms.

Table 1: Electronic Transactions Authorized by Bill

§	Municipal Entity or Program	Action	Electronic Option Allowed by Bill
8-9	Discriminatory practices board	Hearing on alleged discriminatory practice	Allows hearing to be conducted by electronic equipment
10	Municipal revenue-sharing agreements	Opportunity for public participation in the negotiations between the municipalities	Specifies that public participation may be in person, writing, or by electronic equipment
11	Foreclosed residential property registration	Registration with municipal clerk of a residential property on which a plaintiff commences a foreclosure action	Allows registration to be completed electronically in a manner the clerk prescribes
		Notice to clerk by plaintiff of any change in the registration information	Allows plaintiff to provide this information by email

		Registration with clerk of a residential property by the person to whom title vests in a foreclosure action (or registration update if the person is the plaintiff in the action)	Allows registration or update to be sent by email
		Notice to clerk by registrant of any change in the registration information	Allows registrant to provide this information by email
12	Parking violation hearings	Notice to vehicle owner or operator of fines, penalties, costs, or fees for alleged parking violations	Allows notice to be sent to the owner's or operator's email address if known
		Request by owner or operator for a hearing before a parking violation hearing officer	Allows owners and operators to make this request by email
		Hearing	Allows hearing to be held in person or by electronic equipment
13-15	Municipal water pollution control authority	Public hearing on sewerage system connection and use charges	Allows hearing to be conducted by electronic equipment Requires that hearing notice be published on municipality's website, rather than in a newspaper as current law requires
		Charges that are finalized or revised after the public hearing	Requires that copy of the charges be published on municipality's website, rather than in a newspaper as current law requires (the bill retains existing law's requirement that it also be filed in the municipal clerk's office)
		Public hearings on orders issued to building owners to (1) connect the building to an available sewerage system or (2) construct and connect the building to an alternative sewage treatment system	Allows hearing to be conducted by electronic equipment

17	Local land use boards	Subdivision or zoning regulations adopted by board	Requires board to publish regulations on its website, in addition to making printed copies available at a reasonable price as existing law requires
18-19	Boards of assessment appeals	Appeals to board by taxpayers aggrieved by a municipal assessor's actions	Allows taxpayers to file appeals by email in a manner the board prescribes
		<p>Board may meet to reduce a taxpayer's assessment</p> <p>The taxpayer, or the taxpayer's attorney or agent, must appear at a hearing before the board before it can reduce the assessment</p>	<p>Allows boards to hold these hearings and meetings using electronic equipment</p> <p>Deems the taxpayer, attorney, or agent to have appeared at the hearing if he or she attends using electronic equipment</p>
20	Tax assessors and boards of assessment appeals	Notice to Office of Policy and Management (OPM) of deadline extensions to assessors' or boards' duties granted by the municipal chief executive officer	Allows notice to be provided by email in a manner the OPM secretary prescribes
		Request by municipality to OPM for a revaluation delay	Eliminates requirement that supporting information provided by board of assessment appeals and chief executive officer be in writing
		Notice to taxpayers of assessment increases in municipalities for which OPM authorizes a revaluation delay	Allows notice to be sent by email
21-22	Renters' Rebate program	Rebate applications filed with municipal assessor	Allows applications to be filed electronically in a manner the OPM secretary prescribes
		Appeals filed with OPM by persons aggrieved by assessor's decision	Allows appeals to be filed electronically in a manner the secretary prescribes
23	Property tax freeze for seniors	Program applications	Requires that applications be made in writing or electronically in a manner the municipal assessor prescribes
		Applicants' income tax returns	Allows taxpayers to present an electronic copy of the

			return
		Biennial notice by municipal assessor to program participants of reapplication requirements (by law, program participants must reapply to the program biennially)	Allows assessors to provide notice electronically at the taxpayer's option
24-25	Property tax circuit breaker for seniors and homeowners with disabilities	Affidavit filed with municipal assessor stating applicant's income	Allows affidavit to be filed electronically in a manner the assessor prescribes
		Program application	Allows application to be submitted by email in a manner the OPM secretary or municipal assessor (as applicable) prescribes
		Biennial notice by municipal assessor to program participants of reapplication requirements (by law, program participants must reapply to the program biennially)	Allows assessors to provide notice electronically at the taxpayer's option
		Notice by grantee to municipal assessor of a property transfer by a grantor who was previously approved for the circuit breaker	Allows grantee to provide notice by email in a manner the assessor prescribes
		Notice by tax collector to grantee of any additional tax due	Allows tax collector to provide notice by email at the grantee's option
		Application to assessor for a grant in lieu of a property tax reduction	Allows applicant to submit application by email in a manner the assessor prescribes
		Appeal to the OPM secretary by a person aggrieved by an assessor's decision	Allows person to appeal by email in a manner the secretary prescribes
		26-27	Municipal building permits
Permit applications containing plans and specifications previously approved by the state building inspector	Allows applications to be filed in person, by mail, or by email, in a manner the building official prescribes		
	Municipal	Appeals filed with municipal	Allows appeals by email in a

28	building officials	board of appeals by persons aggrieved by the building official's decision	manner the board prescribes
		Appeals filed with municipal chief executive officer when there is no board of appeals	Allows appeals by email in a manner the chief executive officer prescribes

BACKGROUND

Related Bills

sHB 6651, sSB 183 (File 441), and sSB 1074, reported favorably by the Government Administration and Elections Committee, authorize remote meetings under similar conditions as those in the bill.

sHB 6448, reported favorably by the Planning and Development Committee, authorizes remote meetings while also requiring agencies to make their meetings (including in-person meetings) accessible to the public through electronic equipment.

Telephone Meetings Under FOIA

Although FOIA currently does not explicitly authorize telephone or other remotely held meetings, its definition of "meeting" includes those held by electronic equipment (CGS § 1-200(2)).

In its only advisory opinion on the subject, the Freedom of Information Commission (FOIC) advised that public agencies conducting business over the phone must comply with FOIA’s open meeting requirements. According to FOIC, agencies must make sure that the public has “access to the entire proceedings taking place during the course of a meeting.”

Specifically, the commission advised that the meeting must comply with at least the following:

1. members of the public who want to attend the meeting must be accommodated at a place where the greatest number of participating agency members are located;
2. people attending the meeting, including members of the public,

must be able to see and inspect copies of any physical or demonstrable materials presented or used; and

3. all those attending the meeting, at whatever location, must be able to hear and identify adequately all participants in the proceedings, including individual remarks and votes (Advisory Opinion 41, 1980).

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable

Yea 17 Nay 9 (03/31/2021)