



General Assembly

January Session, 2021

Raised Bill No. 6546

LCO No. 4107



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING MUNICIPAL PERMITTING AND DELINQUENT TAXES.

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

1 Section 1. (NEW) (*Effective October 1, 2021*) (a) Notwithstanding the
2 provisions of sections 8-3, 8-3c, 8-25, 8-26, 22a-42a, 29-263 and 29-265 of
3 the general statutes, any municipality may, by ordinance, authorize the
4 zoning commission, planning commission, combined planning and
5 zoning commission, zoning board of appeals, inland wetlands agency
6 or building official, as applicable, to withhold the approval of any site
7 plan application, any application for a plan of subdivision or
8 resubdivision, any application for a special permit or exception or
9 special exemption, any application for a permit for an activity regulated
10 pursuant to sections 22a-36 to 22a-45, inclusive, of the general statutes,
11 any application for a building permit or any application for a certificate
12 of occupancy if any of the following individuals or entities is delinquent
13 in the payment of any property taxes in the municipality or is in arrears
14 as to installment payments with respect to any such delinquency: (1)
15 The applicant; (2) the owner of the real property that is the subject of
16 such application; (3) any entity in which such applicant or owner has an

17 ownership interest; or (4) any entity in which such applicant or owner
18 previously had an ownership interest for the seven grand list years prior
19 to such application, regardless of whether such entity is in existence or
20 operation as of such application. For the purposes of this subsection,
21 upon the request of any such commission, board, agency or official, the
22 tax collector of such municipality shall provide to such commission,
23 board, agency or official any information regarding any such
24 delinquency or arrearage of any such individual or entity necessary to
25 determine whether to withhold any such approval.

26 (b) The provisions of subsection (a) of this section shall not apply to
27 any delinquency described in said subsection that is discharged as part
28 of any bankruptcy proceeding.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>October 1, 2021</i>	New section
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Statement of Purpose:

To afford municipalities discretion in withholding certain land use approvals on account of certain individuals' or entities' property tax delinquency.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]