



Substitute Senate Bill No. 1002

Public Act No. 23-173

AN ACT CONCERNING ZONING ENFORCEMENT OFFICER CERTIFICATION.

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

Section 1. Subsection (e) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(e) (1) The zoning commission shall provide for the manner in which the zoning regulations shall be enforced, except that any person newly appointed as a zoning enforcement officer on or after January 1, [2023] 2024, shall be certified in accordance with the provisions of subdivision (2) of this subsection.

(2) Beginning January 1, [2023] 2024, and annually thereafter, each person newly appointed as a zoning enforcement officer shall obtain, as soon as practicable after such appointment, certification from the Connecticut Association of Zoning Enforcement Officials and maintain such certification for the duration of such person's employment as a zoning enforcement officer.

Sec. 2. Section 8-19a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2023*):

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Any municipality, in addition to such powers as it has under the provisions of the general statutes or any special act, shall have the power to provide by ordinance for the appointment or election of alternate members to its planning commission. Such alternate members shall be electors, and, when seated as herein provided, have all the powers and duties set forth in the general statutes or any special act relating to such municipality for such commission and its members. Such alternate members [shall be electors and shall not be members of the zoning commission or zoning board of appeals. Such alternates] may attend all meetings and executive sessions of said commission. Any alternate member who also serves or served on the zoning commission or zoning board of appeals in such municipality shall recuse himself or herself from participation in any appeal before the zoning board of appeals from a decision of the planning commission if such alternate member participated in such decision. Such ordinance shall provide for the manner of designating alternates to act.

Sec. 3. Subsection (a) of section 8-4c of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(a) On and after January 1, 2023, each member of a municipal planning commission, zoning commission, combined planning and zoning commission [and] or zoning board of appeals, except for a member of any such commission or board that is a licensed attorney-at-law of this state with four or more years of experience on any such commission or board, or a land use enforcement officer, shall complete at least four hours of training. Any such member serving on any such commission or board as of January 1, 2023, shall complete such initial training by January 1, 2024, and shall complete any subsequent training once every [other year thereafter] four years thereafter or once every term for which such member is elected or appointed if such term is longer than four years. Any such member not serving on any such commission or board as of January 1, 2023, shall complete such initial

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training not later than one year after such member's election or appointment to such commission or board and shall complete any subsequent training once every [other year thereafter] four years thereafter or once every term for which such member is elected or appointed if such term is longer than four years. Such training shall include at least one hour concerning affordable and fair housing policies and may also consist of (1) process and procedural matters, including the conduct of effective meetings and public hearings and the Freedom of Information Act, as defined in section 1-200, (2) the interpretation of site plans, surveys, maps and architectural conventions, and (3) the impact of zoning on the environment, agriculture and historic resources.

Approved June 27, 2023