
OLR Bill Analysis

sSB 1002

AN ACT CONCERNING ZONING ENFORCEMENT OFFICER CERTIFICATION.

SUMMARY

Current law has a certification requirement for certain zoning enforcement officers (ZEOs). The bill clarifies this requirement and applies it to ZEOs newly appointed beginning January 1, 2024.

Currently, beginning January 1, 2023, the law requires ZEOs working in municipalities that exercise zoning authority under the statutes to obtain certification, without specifying a timeframe in which to do so, from the Connecticut Association of ZEOs and maintain it for the duration of their ZEO employment. The bill clarifies that ZEOs must become certified “as soon as practicable” after appointment.

In practice, the Connecticut Association of ZEOs generally requires, among other things, someone to have experience serving as a ZEO before it grants certification.

The bill also makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2023

BACKGROUND

Zoning Enforcement

Each municipality decides how its zoning regulations are enforced. In practice, the zoning or combined planning and zoning commission may reserve the enforcement power to itself, or it may be delegated to a ZEO. ZEOs may be responsible for (1) investigating zoning violations and issuing cease and desist orders and (2) reviewing and providing an advisory opinion on applications for special permits, site plans, subdivisions, and variances.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 21 Nay 0 (03/22/2023)