



House of Representatives

General Assembly

File No. 107

January Session, 2023

Substitute House Bill No. 5317

House of Representatives, March 20, 2023

The Committee on General Law reported through REP. D'AGOSTINO of the 91st Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING ONLINE BUILDING PERMIT APPLICATIONS.

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

1 Section 1. Section 20-338b of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 (a) [Any] Except as provided in subsection (b) of this section, any
4 licensed contractor who seeks to obtain a permit from a building official
5 may sign the building permit application personally or delegate the
6 signing of the building permit application to an employee,
7 subcontractor or other agent of the licensed contractor, provided, the
8 licensed contractor's employee, subcontractor or other agent submits to
9 the building official a dated letter on the licensed contractor's letterhead,
10 signed by the licensed contractor, stating that the bearer of the letter is
11 authorized to sign the building permit application as the agent of the
12 licensed contractor. The letter shall not be a copy or a facsimile, but shall
13 be an original letter bearing the original signature of the licensed
14 contractor. The letter shall also include: (1) The name of the municipality
15 where the work is to be performed; (2) the job name or a description of

16 the job; (3) the starting date of the job; (4) the name of the licensed
17 contractor; (5) the name of the licensed contractor's agent; and (6) the
18 license numbers of all contractors to be involved in the work.

19 (b) If a building official provides an electronic building permit
20 application, any licensed contractor who seeks to obtain a permit from
21 the building official may complete and submit such electronic
22 application.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2023	20-338b

Statement of Legislative Commissioners:

The Section was divided into Subsecs. (a) and (b) and the provisions concerning electric building permit applications were designated Subsec. (b) for clarity.

GL *Joint Favorable Subst. -LCO*

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: None

Explanation

The bill, which authorizes municipalities to accept electronically submitted building permit applications from contractors, does not result in a fiscal impact as it aligns with current practices.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis

HB 5317

AN ACT CONCERNING ONLINE BUILDING PERMIT APPLICATIONS.

SUMMARY

This bill explicitly authorizes municipalities to accept electronically submitted building permit applications from contractors, aligning the law’s building permit signature requirements with current practice.

The Connecticut Uniform Electronic Transactions Act (CGS §§ 1-266 to 1-286) establishes a legal foundation for using electronic communications in transactions where the parties, including local government agencies, have agreed to conduct business electronically. It generally validates the use of electronic records and signatures.

EFFECTIVE DATE: October 1, 2023

COMMITTEE ACTION

General Law Committee

Joint Favorable

Yea 23 Nay 0 (03/02/2023)