



# House of Representatives

General Assembly

**File No. 206**

January Session, 2023

House Bill No. 6751

*House of Representatives, March 23, 2023*

The Committee on Banking reported through REP. DOUCETTE of the 13th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

## ***AN ACT CONCERNING THE ASSIGNMENT OF TAX LIENS.***

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

1 Section 1. Section 12-195h of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 (a) Any municipality, by resolution of its legislative body, as defined  
4 in section 1-1, may assign, for consideration, any and all liens filed by  
5 the tax collector to secure unpaid taxes on real property as provided  
6 under the provisions of this chapter. The consideration received by the  
7 municipality shall be negotiated between the municipality and the  
8 assignee.

9 (b) The assignee or assignees of such liens shall have and possess the  
10 same powers and rights at law or in equity that such municipality and  
11 municipality's tax collector would have had if the lien had not been  
12 assigned with regard to the precedence and priority of such lien, the  
13 accrual of interest and the fees and expenses of collection and of  
14 preparing and recording the assignment, except that (1) for assignments

15 executed on or after July 1, 2024, commencing on the date of the  
16 assignment, interest shall accrue on the delinquent portion of the  
17 principal of the assigned tax obligation at the rate of twelve per cent per  
18 annum, and (2) any such assignee [(1)] (A) shall not be insulated from  
19 liability for its conduct by virtue of the provisions of section 42-110c, and  
20 [(2)] (B) shall be obligated to provide a payoff statement, as defined in  
21 section 49-8a, in the same manner as a mortgagee in accordance with the  
22 requirements of section 49-10a. The assignee shall have the same rights  
23 to enforce such liens as any private party holding a lien on real property  
24 including, but not limited to, foreclosure and a suit on the debt.

25 (c) (1) No such assignment executed on or after July 1, 2022, shall be  
26 valid or enforceable unless memorialized in a contract executed by the  
27 municipality and the assignee that is in writing and provides: [(1)] (A)  
28 The manner in which the assignee will provide to the owner of the real  
29 property that is the subject of the assignment one or more addresses and  
30 telephone numbers that may be used for correspondence with the  
31 assignee about the debt and payment thereof; [(2)] (B) the earliest and  
32 latest dates by which the assignee shall commence any foreclosure or  
33 suit on the debt or the manner for determining such dates, except as may  
34 be impacted by any payment arrangement, bankruptcy petition or other  
35 circumstance, provided in no event shall the assignee commence a  
36 foreclosure suit before one year has elapsed since the assignee's  
37 purchase of the lien; [(3)] (C) the structure and rates of attorney's fees  
38 that the assignee may claim against the owner or owners of such real  
39 property in any foreclosure, suit on the debt or otherwise, and a  
40 prohibition from using as foreclosure counsel any attorney or law office  
41 that is owned by, employs or contracts with any person having an  
42 interest in such assignee; [(4)] (D) confirmation that the owner of the real  
43 property for which the lien has been filed shall be a third-party  
44 beneficiary entitled to enforce the covenants and responsibilities of the  
45 assignee as contained in the contract; [(5)] (E) a prohibition on the  
46 assignee assigning the lien without the municipality's prior written  
47 consent; [(6)] (F) the detail and frequency of reports provided to the  
48 municipality's tax collector regarding the status of the assigned liens;  
49 [(7)] (G) confirmation that the assignee is not ineligible, pursuant to

50 section 31-57b, to be assigned the lien because of occupational safety and  
51 health law violations; [(8)] (H) disclosure of [(A)] (i) all resolved and  
52 pending arbitrations and litigation matters in which the assignee or any  
53 of its principals have been involved within the last ten years, except  
54 foreclosure actions involving liens purchased from or assigned by  
55 governmental entities, [(B)] (ii) all criminal proceedings that the  
56 assignee or any of its principals has ever been the subject, [(C)] (iii) any  
57 interest in the subject property held by the assignee or any of its  
58 principals, officers or agents, and [(D)] (iv) each instance in which the  
59 assignee or any of its principals was found to have violated any state or  
60 local ethics law, regulation, ordinance, code, policy or standard, or to  
61 have committed any other offense arising out of the submission of  
62 proposals or bids or the performance of work on public contract; and  
63 [(9)] (I) such additional terms to which the municipality and the assignee  
64 mutually agree, consistent with applicable law.

65 (2) No such assignment executed on or after July 1, 2024, shall be valid  
66 or enforceable unless memorialized in a contract executed by the  
67 municipality and the assignee that is in writing and includes a  
68 requirement that no attorney's fees shall be received, claimed or  
69 collected until the commencement of foreclosure or suit on the debt.

70 (d) The assignee, or any subsequent assignee, shall provide written  
71 notice of an assignment, not later than sixty days after the date of such  
72 assignment, to the owner and any holder of a mortgage, on the real  
73 property that is the subject of the assignment, provided such owner or  
74 holder is of record as of the date of such assignment. Such notice shall  
75 include information sufficient to identify (1) the property that is subject  
76 to the lien and in which the holder has an interest, (2) the name and  
77 addresses of the assignee, and (3) the amount of unpaid taxes, interest  
78 and fees being assigned relative to the subject property as of the date of  
79 the assignment.

80 (e) Not less than sixty days prior to commencing an action to foreclose  
81 a lien under this section, the assignee shall provide a written notice, by  
82 first-class mail, to the holders of all first or second security interests on

83 the property subject to the lien that were recorded before the date the  
84 assessment the lien sought to be enforced became delinquent. Such  
85 notice shall set forth: (1) The amount of unpaid debt owed to the  
86 assignee as of the date of the notice; (2) the amount of any attorney's fees  
87 and costs incurred by the assignee in the enforcement of the lien as of  
88 the date of the notice; (3) a statement of the assignee's intention to  
89 foreclose the lien if the amounts set forth pursuant to subdivisions (1)  
90 and (2) of this subsection are not paid to the assignee on or before sixty  
91 days after the date the notice is provided; (4) the assignee's contact  
92 information, including, but not limited to, the assignee's name, mailing  
93 address, telephone number and electronic mail address, if any; and (5)  
94 instructions concerning the acceptable means of making a payment on  
95 the amounts owed to the assignee as set forth pursuant to subdivisions  
96 (1) and (2) of this subsection. Any notice required under this subsection  
97 shall be effective upon the date such notice is provided.

98 (f) When providing the written notice required under subsection (e)  
99 of this section, the assignee may rely on the last recorded security  
100 interest of record in identifying the name and mailing address of the  
101 holder of such interest, unless the holder of such interest is the plaintiff  
102 in an action pending in Superior Court to enforce such interest, in which  
103 case the assignee shall provide the written notice to the attorney  
104 appearing on behalf of the plaintiff.

105 (g) Each aspect of a foreclosure, sale or other disposition under this  
106 section, including, but not limited to, the costs, attorney fees, method,  
107 advertising, time, date, place and terms, shall be commercially  
108 reasonable, and for actions commenced on or after July 1, 2024, such  
109 attorney's fees shall not exceed fifteen per cent of the amount of any  
110 judgment that is entered.

111 Sec. 2. Section 7-254 of the general statutes is repealed and the  
112 following is substituted in lieu thereof (*Effective October 1, 2023*):

113 (a) Any assessment of benefits or any installment thereof, not paid  
114 within thirty days after the due date, shall be delinquent and shall be  
115 subject to interest from such due date at the interest rate and in the

116 manner provided by the general statutes for delinquent property taxes.  
117 Each addition of interest shall be collectible as a part of such assessment.

118 (b) Whenever any installment of an assessment becomes delinquent,  
119 the interest on such delinquent installment shall be as provided in  
120 subsection (a) of this section or five dollars, whichever is greater. Any  
121 unpaid assessment and any interest due thereon shall constitute a lien  
122 upon the real estate against which the assessment was levied from the  
123 date of such levy. Each such lien may be continued, recorded and  
124 released in the manner provided by the general statutes for continuing,  
125 recording and releasing property tax liens. Each such lien shall take  
126 precedence over all other liens and encumbrances except taxes and may  
127 be enforced in the same manner as property tax liens. The tax collector  
128 of the municipality may collect such assessments in accordance with any  
129 mandatory provision of the general statutes for the collection of  
130 property taxes and the municipality may recover any such assessment  
131 in a civil action against any person liable therefor.

132 (c) Any municipality, by resolution of its legislative body, may assign,  
133 for consideration, any and all liens filed by the tax collector to secure  
134 unpaid sewer assessments as provided under the provisions of this  
135 chapter. The consideration received by the municipality shall be  
136 negotiated between the municipality and the assignee.

137 (d) The assignee or assignees of such liens shall have and possess the  
138 same powers and rights at law or in equity as such municipality and  
139 municipality's tax collector would have had if the lien had not been  
140 assigned with regard to the precedence and priority of such lien, the  
141 accrual of interest and the fees and expenses of collection, except that  
142 any such assignee (1) shall not be insulated from liability by virtue of  
143 the provisions of section 42-110c, and (2) shall be obligated to provide a  
144 payoff statement, as defined in section 49-8a, in the same manner as a  
145 mortgagee in accordance with the requirements of section 49-10a. The  
146 assignee shall have the same rights to enforce such liens as any private  
147 party holding a lien on real property, including, but not limited to,  
148 foreclosure and a suit on the debt.

149 (e) (1) No such assignment executed on or after July 1, 2022, shall be  
150 valid or enforceable unless memorialized in a contract executed by the  
151 authority and the assignee that is in writing and provides: [(1)] (A) The  
152 manner in which the assignee will provide to the owner of the real  
153 property that is the subject of the assignment one or more addresses and  
154 telephone numbers that may be used for correspondence with the  
155 assignee about the debt and payment thereof; [(2)] (B) the earliest and  
156 latest dates by which the assignee shall commence any foreclosure or  
157 suit on the debt or the manner for determining such dates, except as may  
158 be impacted by any payment arrangement, bankruptcy petition or other  
159 circumstance, provided in no event shall the assignee commence a  
160 foreclosure suit before one year has elapsed since the assignee's  
161 purchase of the lien; [(3)] (C) the structure and rates of attorney's fees  
162 that the assignee may claim against the owner or owners of such real  
163 property in any foreclosure, suit on the debt or otherwise, and a  
164 prohibition from using as foreclosure counsel any attorney or law office  
165 that is owned by, employs or contracts with any person having an  
166 interest in such assignee; [(4)] (D) confirmation that the owner of the real  
167 property for which the lien has been filed shall be a third-party  
168 beneficiary entitled to enforce the covenants and responsibilities of the  
169 assignee as contained in the contract; [(5)] (E) a prohibition on the  
170 assignee assigning the lien without the municipality's prior written  
171 consent; [(6)] (F) the detail and frequency of reports provided to the  
172 municipality's tax collector regarding the status of the assigned liens;  
173 [(7)] (G) confirmation that the assignee is not ineligible, pursuant to  
174 section 31-57b, to be assigned the lien because of occupational safety and  
175 health law violations; [(8)] (H) disclosure of [(A)] (i) all resolved and  
176 pending arbitrations and litigation matters in which the assignee or any  
177 of its principals have been involved within the last ten years, except  
178 foreclosure actions involving liens purchased from or assigned by  
179 governmental entities, [(B)] (ii) all criminal proceedings that the  
180 assignee or any of its principals has ever been the subject, [(C)] (iii) any  
181 interest in the subject property held by the assignee or any of its  
182 principals, officers or agents, and [(D)] (iv) each instance in which the  
183 assignee or any of its principals was found to have violated any state or

184 local ethics law, regulation, ordinance, code, policy or standard, or to  
185 have committed any other offense arising out of the submission of  
186 proposals or bids or the performance of work on public contract; and  
187 [(9)] (1) such additional terms to which the municipality and the assignee  
188 mutually agree, consistent with applicable law.

189 (2) No such assignment executed on or after July 1, 2024, shall be valid  
190 or enforceable unless memorialized in a contract executed by the  
191 authority and the assignee that is in writing and includes a requirement  
192 that no attorney's fees shall be received, claimed or collected until the  
193 commencement of foreclosure or suit on the debt.

194 (f) The assignee, or any subsequent assignee, shall provide written  
195 notice of an assignment, not later than sixty days after the date of such  
196 assignment, to the owner and any holder of a mortgage on the real  
197 property that is the subject of the assignment, provided such owner or  
198 holder is of record as of the date of such assignment. Such notice shall  
199 include information sufficient to identify (1) the property that is subject  
200 to the lien and in which the holder has an interest, (2) the name and  
201 addresses of the assignee, and (3) the amount of unpaid taxes, interest  
202 and fees being assigned relative to the subject property as of the date of  
203 the assignment.

204 (g) Not less than sixty days prior to commencing an action to  
205 foreclose a lien under this section, the assignee shall provide a written  
206 notice, by first-class mail, to the holders of all first or second security  
207 interests on the property subject to the lien that were recorded before  
208 the date the assessment of the lien sought to be enforced became  
209 delinquent. Such notice shall set forth: (1) The amount of unpaid debt  
210 owed to the assignee as of the date of the notice; (2) the amount of any  
211 attorney's fees and costs incurred by the assignee in the enforcement of  
212 the lien as of the date of the notice; (3) a statement of the assignee's  
213 intention to foreclose the lien if the amounts set forth pursuant to  
214 subdivisions (1) and (2) of this subsection are not paid to the assignee  
215 on or before sixty days after the date on which the notice is provided;  
216 (4) the assignee's contact information, including, but not limited to, the

217 assignee's name, mailing address, telephone number and electronic mail  
218 address, if any; and (5) instructions concerning the acceptable means of  
219 making a payment on the amounts owed to the assignee as set forth  
220 pursuant to subdivisions (1) and (2) of this subsection. Any notice  
221 required under this subsection shall be effective upon the date such  
222 notice is provided.

223 (h) When providing the written notice required under subsection (g)  
224 of this section, the assignee may rely on the last recorded security  
225 interest of record in identifying the name and mailing address of the  
226 holder of such interest, unless the holder of such interest is the plaintiff  
227 in an action pending in Superior Court to enforce such interest, in which  
228 case the assignee shall provide the written notice to the attorney  
229 appearing on behalf of the plaintiff.

230 (i) Each aspect of a foreclosure, sale or other disposition under this  
231 section, including, but not limited to, the costs, attorney fees, method,  
232 advertising, time, date, place and terms, shall be commercially  
233 reasonable, and for actions commenced on or after July 1, 2024, such  
234 attorney's fees shall not exceed fifteen per cent of the amount of any  
235 judgment that is entered.

236 Sec. 3. Section 7-258 of the general statutes is repealed and the  
237 following is substituted in lieu thereof (*Effective October 1, 2023*):

238 (a) Any charge for connection with or for the use of a sewerage  
239 system, not paid within thirty days of the due date, shall thereupon be  
240 delinquent and shall bear interest from the due date at the rate and in  
241 the manner provided by the general statutes for delinquent property  
242 taxes. Each addition of interest shall be collectible as a part of such  
243 connection or use charge. Any such unpaid connection or use charge  
244 shall constitute a lien upon the real estate against which such charge was  
245 levied from the date it became delinquent. Each such lien may be  
246 continued, recorded and released in the manner provided by the general  
247 statutes for continuing, recording and releasing property tax liens. Each  
248 such lien shall take precedence over all other liens and encumbrances  
249 except taxes and may be foreclosed in the same manner as a lien for



250 property taxes. The municipality may by ordinance designate the tax  
251 collector or any other person as collector of sewerage system connection  
252 and use charges and such collector of sewerage system connection and  
253 use charges may collect such charges in accordance with the provisions  
254 of the general statutes for the collection of property taxes. The  
255 municipality may recover any such charges in a civil action against any  
256 person liable therefor. For the purpose of establishing or revising such  
257 connection or use charges and for the purpose of collecting such charges  
258 any municipality may enter into agreements with any water company  
259 or municipal water department furnishing water in such municipality  
260 for the purchase from such water company or municipal water  
261 department of information or services and such agreement may  
262 designate such water company or municipal water department as a  
263 billing or collecting agent of the collector of sewerage system connection  
264 and use charges in the municipality. Any water company or municipal  
265 water department may enter into and fulfill any such agreements and  
266 may utilize for the collection of such charges any of the methods utilized  
267 by it for the collection of its water charges.

268 (b) Any municipality, by resolution of its legislative body, may  
269 assign, for consideration, any and all liens filed by the tax collector or  
270 collector of sewerage system connection and use charges to secure  
271 unpaid sewerage connection and use charges as provided under the  
272 provisions of this chapter. The consideration received by the  
273 municipality shall be negotiated between the municipality and the  
274 assignee.

275 (c) The assignee or assignees of such liens shall have and possess the  
276 same powers and rights at law or in equity as such municipality and  
277 municipality's tax collector would have had if the lien had not been  
278 assigned with regard to the precedence and priority of such lien, the  
279 accrual of interest and the fees and expenses of collection, except that  
280 any such assignee (1) shall not be insulated from liability for its conduct  
281 by virtue of the provisions of section 42-110c, and (2) shall be obligated  
282 to provide a payoff statement, as defined in section 49-8a, in the same  
283 manner as a mortgagee in accordance with the requirements of section

284 49-10a. The assignee shall have the same rights to enforce such liens as  
285 any private party holding a lien on real property, including, but not  
286 limited to, foreclosure and a suit on the debt.

287 (d) (1) No such assignment executed on or after July 1, 2022, shall be  
288 valid or enforceable unless memorialized in a contract executed by the  
289 authority and the assignee that is in writing and provides: [(1)] (A) The  
290 manner in which the assignee will provide to the owner of the real  
291 property that is the subject of the assignment one or more addresses and  
292 telephone numbers that may be used for correspondence with the  
293 assignee about the debt and payment thereof; [(2)] (B) the earliest and  
294 latest dates by which the assignee shall commence any foreclosure or  
295 suit on the debt or the manner for determining such dates, except as may  
296 be impacted by any payment arrangement, bankruptcy petition or other  
297 circumstance, provided in no event shall the assignee commence a  
298 foreclosure suit before one year has elapsed since the assignee's  
299 purchase of the lien; [(3)] (C) the structure and rates of attorney's fees  
300 that the assignee may claim against the owner or owners of such real  
301 property in any foreclosure, suit on the debt or otherwise, and a  
302 prohibition from using as foreclosure counsel any attorney or law office  
303 that is owned by, employs or contracts with any person having an  
304 interest in such assignee; [(4)] (D) confirmation that the owner of the real  
305 property for which the lien has been filed shall be a third-party  
306 beneficiary entitled to enforce the covenants and responsibilities of the  
307 assignee as contained in the contract; [(5)] (E) a prohibition on the  
308 assignee assigning the lien without the municipality's prior written  
309 consent; [(6)] (F) the detail and frequency of reports provided to the  
310 municipality's tax collector regarding the status of the assigned liens;  
311 [(7)] (G) confirmation that the assignee is not ineligible, pursuant to  
312 section 31-57b, to be assigned the lien because of occupational safety and  
313 health law violations; [(8)] (H) disclosure of [(A)] (i) all resolved and  
314 pending arbitrations and litigation matters in which the assignee or any  
315 of its principals have been involved within the last ten years, except  
316 foreclosure actions involving liens purchased from or assigned by  
317 governmental entities, [(B)] (ii) all criminal proceedings that the  
318 assignee or any of its principals has ever been the subject, [(C)] (iii) any

319 interest in the subject property held by the assignee or any of its  
320 principals, officers or agents, and [(D)] (iv) each instance in which the  
321 assignee or any of its principals was found to have violated any state or  
322 local ethics law, regulation, ordinance, code, policy or standard, or to  
323 have committed any other offense arising out of the submission of  
324 proposals or bids or the performance of work on public contract; and  
325 [(9)] (I) such additional terms to which the municipality and the assignee  
326 mutually agree consistent with applicable law.

327 (2) No such assignment executed on or after July 1, 2024, shall be valid  
328 or enforceable unless memorialized in a contract executed by the  
329 authority and the assignee that is in writing and includes a requirement  
330 that no attorney's fees shall be received, claimed or collected until the  
331 commencement of foreclosure or suit on the debt.

332 (e) The assignee, or any subsequent assignee, shall provide written  
333 notice of an assignment, not later than sixty days after the date of such  
334 assignment, to the owner and any holder of a mortgage on the real  
335 property that is the subject of the assignment, provided such owner or  
336 holder is of record as of the date of such assignment. Such notice shall  
337 include information sufficient to identify (1) the property that is subject  
338 to the lien and in which the holder has an interest, (2) the name and  
339 addresses of the assignee, and (3) the amount of unpaid taxes, interest  
340 and fees being assigned relative to the subject property as of the date of  
341 the assignment.

342 (f) Not less than sixty days prior to commencing an action to foreclose  
343 a lien under this section, the assignee shall provide a written notice, by  
344 first-class mail, to the holders of all first or second security interests on  
345 the property subject to the lien that were recorded before the date the  
346 assessment of the lien sought to be enforced became delinquent. Such  
347 notice shall set forth: (1) The amount of unpaid debt owed to the  
348 assignee as of the date of the notice; (2) the amount of any attorney's fees  
349 and costs incurred by the assignee in the enforcement of the lien as of  
350 the date of the notice; (3) a statement of the assignee's intention to  
351 foreclose the lien if the amounts set forth pursuant to subdivisions (1)

352 and (2) of this subsection are not paid to the assignee on or before sixty  
353 days after the date the notice is provided; (4) the assignee's contact  
354 information, including, but not limited to, the assignee's name, mailing  
355 address, telephone number and electronic mail address, if any; and (5)  
356 instructions concerning the acceptable means of making a payment on  
357 the amounts owed to the assignee as set forth pursuant to subdivisions  
358 (1) and (2) of this subsection. Any notice required under this subsection  
359 shall be effective upon the date such notice is provided.

360 (g) When providing the written notice required under subsection (f)  
361 of this section, the assignee may rely on the last recorded security  
362 interest of record in identifying the name and mailing address of the  
363 holder of such interest, unless the holder of such interest is the plaintiff  
364 in an action pending in Superior Court to enforce such interest, in which  
365 case the assignee shall provide the written notice to the attorney  
366 appearing on behalf of the plaintiff.

367 (h) Each aspect of a foreclosure, sale or other disposition under this  
368 section, including, but not limited to, the costs, attorney fees, method,  
369 advertising, time, date, place and terms, shall be commercially  
370 reasonable, and for actions commenced on or after July 1, 2024, such  
371 attorney's fees shall not exceed fifteen per cent of the amount of any  
372 judgment that is entered.

373 Sec. 4. Section 7-239 of the general statutes is repealed and the  
374 following is substituted in lieu thereof (*Effective October 1, 2023*):

375 (a) The legislative body shall establish just and equitable rates or  
376 charges for the use of the waterworks system authorized in this  
377 subsection, to be paid by the owner of each lot or building which is  
378 connected with and uses such system, and may change such rates or  
379 charges from time to time. Such rates or charges shall be sufficient in  
380 each year for the payment of the expense of operation, repair,  
381 replacements and maintenance of such system and for the payment of  
382 the sums in this subsection required to be paid into the sinking fund. In  
383 establishing such rates or charges, the legislative body shall consider  
384 measures that promote water conservation and reduce the demand on

385 the state's water and energy resources. Such rates or charges may  
386 include: (1) Demand projections that recognize the effects of  
387 conservation, (2) implementation of metering and measures to provide  
388 timely price signals to consumers, (3) multiyear rate plans, (4) measures  
389 to reduce system water losses, and (5) alternative rate designs that  
390 promote conservation. No such rate or charge shall be established until  
391 after a public hearing at which all the users of the waterworks system  
392 and the owners of property served or to be served and others interested  
393 shall have an opportunity to be heard concerning such proposed rate or  
394 charge. Notice of such hearing shall be given, at least ten days before the  
395 date set therefor, in a newspaper having a circulation in such  
396 municipality. Such notice shall set forth a schedule of rates or charges,  
397 and a copy of the schedule of rates or charges established shall be kept  
398 on file in the office of the legislative body and in the office of the clerk  
399 of the municipality, and shall be open to inspection by the public. The  
400 rates or charges so established for any class of users or property served  
401 shall be extended to cover any additional premises thereafter served  
402 which are within the same class, without the necessity of a hearing  
403 thereon. Any change in such rates or charges may be made in the same  
404 manner in which they were established, provided, if any change is made  
405 substantially pro rata as to all classes of service, no hearing shall be  
406 required. The provisions of this section shall not apply to the sale of  
407 bottled water.

408 (b) If any rates or charges established pursuant to this section are not  
409 paid within thirty days after the due date, demand for such rates or  
410 charges may be made on the owner of the premises served in the manner  
411 provided in subsection (a) of section 12-155, and thereafter an alias tax  
412 warrant may be issued in the manner provided in sections 12-135 and  
413 12-162. The rates or charges established pursuant to this section, if not  
414 paid when due, shall constitute a lien upon the premises served and a  
415 charge against the owner thereof, which lien and charge shall bear  
416 interest at the same rate as would unpaid taxes. Such a lien not released  
417 of record prior to October 1, 1993, shall not continue for more than two  
418 years unless the superintendent of the waterworks system has filed a  
419 certificate of continuation of the lien in the manner provided under

420 section 12-174 for the continuance of tax liens, and when so continued  
421 shall be valid for fifteen years. A lien described in this section shall take  
422 precedence over all other liens or encumbrances except taxes and may  
423 be foreclosed against the lot or building served in the same manner as a  
424 lien for taxes.

425 (c) Any municipality, by resolution of its legislative body, may assign,  
426 for consideration, any and all liens filed by the superintendent of the  
427 waterworks system or tax collector to secure unpaid water charges as  
428 provided under the provisions of this chapter. The consideration  
429 received by the municipality shall be negotiated between the  
430 municipality and the assignee.

431 (d) The assignee or assignees of such liens shall have and possess the  
432 same powers and rights at law or in equity as such municipality and  
433 municipality's tax collector would have had if the lien had not been  
434 assigned with regard to the precedence and priority of such lien, the  
435 accrual of interest and the fees and expenses of collection, except that  
436 any such assignee (1) shall not be insulated from liability for its conduct  
437 by virtue of the provisions of section 42-110c, and (2) any such assignee  
438 shall be obligated to provide a payoff statement, as defined in section  
439 49-8a, in the same manner as a mortgagee in accordance with the  
440 requirements of section 49-10a. The assignee shall have the same rights  
441 to enforce such liens as any private party holding a lien on real property,  
442 including, but not limited to, foreclosure and a suit on the debt.

443 (e) (1) No such assignment executed on or after July 1, 2022, shall be  
444 valid or enforceable unless memorialized in a contract executed by the  
445 authority and the assignee that is in writing and provides: [(1)] (A) The  
446 manner in which the assignee will provide to the owner of the real  
447 property that is the subject of the assignment one or more addresses and  
448 telephone numbers that may be used for correspondence with the  
449 assignee about the debt and payment thereof; [(2)] (B) the earliest and  
450 latest dates by which the assignee shall commence any foreclosure or  
451 suit on the debt or the manner for determining such dates, except as may  
452 be impacted by any payment arrangement, bankruptcy petition or other

453 circumstance, provided in no event shall the assignee commence a  
454 foreclosure suit before one year has elapsed since the assignee's  
455 purchase of the lien; [(3)] (C) the structure and rates of attorney's fees  
456 that the assignee may claim against the owner or owners of such real  
457 property in any foreclosure, suit on the debt or otherwise, and a  
458 prohibition from using as foreclosure counsel any attorney or law office  
459 that is owned by, employs or contracts with any person having an  
460 interest in such assignee; [(4)] (D) confirmation that the owner of the real  
461 property for which the lien has been filed shall be a third-party  
462 beneficiary entitled to enforce the covenants and responsibilities of the  
463 assignee as contained in the contract; [(5)] (E) a prohibition on the  
464 assignee assigning the lien without the municipality's prior written  
465 consent; [(6)] (F) the detail and frequency of reports provided to the  
466 municipality's tax collector regarding the status of the assigned liens;  
467 [(7)] (G) confirmation that the assignee is not ineligible, pursuant to  
468 section 31-57b, to be assigned the lien because of occupational safety and  
469 health law violations; [(8)] (H) disclosure of [(A)] (i) all resolved and  
470 pending arbitrations and litigation matters in which the assignee or any  
471 of its principals have been involved within the last ten years, except  
472 foreclosure actions involving liens purchased from or assigned by  
473 governmental entities, [(B)] (ii) all criminal proceedings that the  
474 assignee or any of its principals has ever been the subject, [(C)] (iii) any  
475 interest in the subject property held by the assignee or any of its  
476 principals, officers or agents, and [(D)] (iv) each instance in which the  
477 assignee or any of its principals was found to have violated any state or  
478 local ethics law, regulation, ordinance, code, policy or standard, or to  
479 have committed any other offense arising out of the submission of  
480 proposals or bids or the performance of work on public contract; and  
481 [(9)] (I) such additional terms to which the municipality and the assignee  
482 mutually agree consistent with applicable law.

483 (2) No such assignment executed on or after July 1, 2024, shall be valid  
484 or enforceable unless memorialized in a contract executed by the  
485 authority and the assignee that is in writing and includes a requirement  
486 that no attorney's fees shall be received, claimed or collected until the  
487 commencement of foreclosure or suit on the debt.

488 (f) The assignee, or any subsequent assignee, shall provide written  
489 notice of an assignment, not later than sixty days after the date of such  
490 assignment, to the owner and any holder of a mortgage on the real  
491 property that is the subject of the assignment, provided such owner or  
492 holder is of record as of the date of such assignment. Such notice shall  
493 include information sufficient to identify (1) the property that is subject  
494 to the lien and in which the holder has an interest, (2) the name and  
495 addresses of the assignee, and (3) the amount of unpaid taxes, interest  
496 and fees being assigned relative to the subject property as of the date of  
497 the assignment.

498 (g) Not less than sixty days prior to commencing an action to  
499 foreclose a lien under this section, the assignee shall provide a written  
500 notice, by first-class mail, to the holders of all first or second security  
501 interests on the property subject to the lien that were recorded before  
502 the date the assessment of the lien sought to be enforced became  
503 delinquent. Such notice shall set forth: (1) The amount of unpaid debt  
504 owed to the assignee as of the date of the notice; (2) the amount of any  
505 attorney's fees and costs incurred by the assignee in the enforcement of  
506 the lien as of the date of the notice; (3) a statement of the assignee's  
507 intention to foreclose the lien if the amounts set forth pursuant to  
508 subdivisions (1) and (2) of this subsection are not paid to the assignee  
509 on or before sixty days after the date the notice is provided; (4) the  
510 assignee's contact information, including, but not limited to, the  
511 assignee's name, mailing address, telephone number and electronic mail  
512 address, if any; and (5) instructions concerning the acceptable means of  
513 making a payment on the amounts owed to the assignee as set forth  
514 pursuant to subdivisions (1) and (2) of this subsection. Any notice  
515 required under this subsection shall be effective upon the date such  
516 notice is provided.

517 (h) When providing the written notice required under subsection (g)  
518 of this section, the assignee may rely on the last recorded security  
519 interest of record in identifying the name and mailing address of the  
520 holder of such interest, unless the holder of such interest is the plaintiff  
521 in an action pending in Superior Court to enforce such interest, in which



522 case the assignee shall provide the written notice to the attorney  
523 appearing on behalf of the plaintiff.

524 (i) Each aspect of a foreclosure, sale or other disposition under this  
525 section, including, but not limited to, the costs, attorney fees, method,  
526 advertising, time, date, place and terms, shall be commercially  
527 reasonable, and for actions commenced on or after July 1, 2024, such  
528 attorney's fees shall not exceed fifteen per cent of the amount of any  
529 judgment that is entered. Costs and reasonable attorneys' fees incurred  
530 by the assignee as a result of any foreclosure action or other legal  
531 proceeding brought pursuant to this section and directly related to the  
532 proceeding shall be taxed in any such proceeding against each person  
533 having title to any property subject to the proceedings. Such costs [and  
534 fees] may be collected by the assignee at any time after demand for  
535 payment has been made by the assignee.

536 (j) The amount of any such rate or charge which remains due and  
537 unpaid for thirty days may, with reasonable attorneys' fees, be  
538 recovered by the legislative body in a civil action in the name of the  
539 municipality against such owners. For actions commenced on or after  
540 July 1, 2024, such attorney's fees shall not exceed fifteen per cent of the  
541 amount of any judgment that is entered. The municipality shall be  
542 subject to the same rates or charges under the same conditions as other  
543 users of such waterworks system.

544 Sec. 5. Section 49-92p of the general statutes is repealed and the  
545 following is substituted in lieu thereof (*Effective October 1, 2023*):

546 (a) Any regional water authority established under an act of the  
547 General Assembly, may assign, for consideration, any and all liens filed  
548 by such regional water authority to secure unpaid water assessments or  
549 connection or use charges of the authority. The consideration received  
550 by the authority shall be negotiated between the authority and the  
551 assignee.

552 (b) The assignee or assignees of such liens shall have and possess the  
553 same powers and rights at law or in equity as such authority would have

554 had if the lien had not been assigned with regard to the precedence and  
555 priority of such lien, the accrual of interest and the fees and expenses of  
556 collection, except that such assignee (1) shall not be insulated from  
557 liability for its conduct by virtue of the provisions of section 42-110c, and  
558 (2) shall be obligated to provide a payoff statement, as defined in section  
559 49-8a, in the same manner as a mortgagee in accordance with the  
560 requirements of section 49-10a. The assignee shall have the same rights  
561 to enforce such liens as any private party holding a lien on real property,  
562 including, but not limited to, foreclosure and a suit on the debt.

563 (c) (1) No such assignment executed on or after July 1, 2022, shall be  
564 valid or enforceable unless memorialized in a contract executed by the  
565 authority and the assignee that is in writing and provides: [(1)] (A) The  
566 manner in which the assignee will provide to the owner of the real  
567 property that is the subject of the assignment one or more addresses and  
568 telephone numbers that may be used for correspondence with the  
569 assignee about the debt and payment thereof; [(2)] (B) the earliest and  
570 latest dates by which the assignee shall commence any foreclosure or  
571 suit on the debt or the manner for determining such dates, except as may  
572 be impacted by any payment arrangement, bankruptcy petition or other  
573 circumstance, provided in no event shall the assignee commence a  
574 foreclosure suit before one year has elapsed since the assignee's  
575 purchase of the lien; [(3)] (C) the structure and rates of attorney's fees  
576 that the assignee may claim against the owner or owners of such real  
577 property in any foreclosure, suit on the debt or otherwise, and a  
578 prohibition from using as foreclosure counsel any attorney or law office  
579 that is owned by, employs or contracts [having] with any person [with]  
580 having an interest in such assignee; [(4)] (D) confirmation that the owner  
581 of the real property for which the lien has been filed shall be a third-  
582 party beneficiary entitled to enforce the covenants and responsibilities  
583 of the assignee as contained in the contract; [(5)] (E) a prohibition on the  
584 assignee assigning the lien without the municipality's prior written  
585 consent; [(6)] (F) the detail and frequency of reports provided to the  
586 municipality's tax collector regarding the status of the assigned liens;  
587 [(7)] (G) confirmation that the assignee is not ineligible, pursuant to  
588 section 31-57b, to be assigned the lien because of occupational safety and

589 health law violations; [(8)] (H) disclosure of [(A)] (i) all resolved and  
590 pending arbitrations and litigation matters in which the assignee or any  
591 of its principals have been involved within the last ten years, except  
592 foreclosure actions involving liens purchased from or assigned by  
593 governmental entities, [(B)] (ii) all criminal proceedings that the  
594 assignee or any of its principals has ever been the subject, [(C)] (iii) any  
595 interest in the subject property held by the assignee or any of its  
596 principals, officers or agents, and [(D)] (iv) each instance in which the  
597 assignee or any of its principals was found to have violated any state or  
598 local ethics law, regulation, ordinance, code, policy or standard, or to  
599 have committed any other offense arising out of the submission of  
600 proposals or bids or the performance of work on public contract; and  
601 [(9)] (I) such additional terms to which the municipality and the assignee  
602 mutually agree consistent with applicable law.

603 (2) No such assignment executed on or after July 1, 2024, shall be valid  
604 or enforceable unless memorialized in a contract executed by the  
605 authority and the assignee that is in writing and includes a requirement  
606 that no attorney's fees shall be received, claimed or collected until the  
607 commencement of foreclosure or suit on the debt.

608 (d) The assignee, or any subsequent assignee, shall provide written  
609 notice of an assignment, not later than sixty days after the date of such  
610 assignment, to the owner and any holder of a mortgage on the real  
611 property that is the subject of the assignment, provided such owner or  
612 holder is of record as of the date of such assignment. Such notice shall  
613 include information sufficient to identify (1) the property that is subject  
614 to the lien and in which the holder has an interest, (2) the name and  
615 addresses of the assignee, and (3) the amount of unpaid taxes, interest  
616 and fees being assigned relative to the subject property as of the date of  
617 the assignment.

618 (e) Not less than sixty days prior to commencing an action to foreclose  
619 a lien under this section, the assignee shall provide a written notice, by  
620 first-class mail to the holders of all first or second security interests on  
621 the property subject to the lien that were recorded before the date the

622 assessment of the lien sought to be enforced became delinquent. Such  
623 notice shall set forth: (1) The amount of unpaid debt owed to the  
624 assignee as of the date of the notice; (2) the amount of any attorney's fees  
625 and costs incurred by the assignee in the enforcement of the lien as of  
626 the date of the notice; (3) a statement of the assignee's intention to  
627 foreclose the lien if the amounts set forth pursuant to subdivisions (1)  
628 and (2) of this subsection are not paid to the assignee on or before sixty  
629 days after the date the notice is provided; (4) the assignee's contact  
630 information, including, but not limited to, the assignee's name, mailing  
631 address, telephone number and electronic mail address, if any; and (5)  
632 instructions concerning the acceptable means of making a payment on  
633 the amounts owed to the assignee as set forth pursuant to subdivisions  
634 (1) and (2) of this subsection. Any notice required under this subsection  
635 shall be effective upon the date such notice is provided.

636 (f) When providing the written notice required under subsection (e)  
637 of this section, the assignee may rely on the last recorded security  
638 interest of record in identifying the name and mailing address of the  
639 holder of such interest, unless the holder of such interest is the plaintiff  
640 in an action pending in Superior Court to enforce such interest, in which  
641 case the assignee shall provide the written notice to the attorney  
642 appearing on behalf of the plaintiff.

643 (g) Each aspect of a foreclosure, sale or other disposition under this  
644 section, including, but not limited to, the costs, attorney fees, method,  
645 advertising, time, date, place and terms, shall be commercially  
646 reasonable, and for actions commenced on or after July 1, 2024, such  
647 attorney's fees shall not exceed fifteen per cent of the amount of any  
648 judgment that is entered. Costs and reasonable attorneys' fees incurred  
649 by the assignee as a result of any foreclosure action or other legal  
650 proceeding brought pursuant to this section and directly related to the  
651 proceeding shall be taxed in any such proceeding against each person  
652 having title to any property subject to the proceedings. Such costs [and  
653 fees] may be collected by the assignee at any time after demand for  
654 payment has been made by the assignee.

655 Sec. 6. Section 49-92o of the general statutes is repealed and the  
656 following is substituted in lieu thereof (*Effective October 1, 2023*):

657 (a) Any regional sewer authority established under an act of the  
658 General Assembly, may assign, for consideration, any and all liens filed  
659 by such regional sewer authority to secure unpaid sewer assessments or  
660 connection or use charges of the authority. The consideration received  
661 by the authority shall be negotiated between the authority and the  
662 assignee.

663 (b) The assignee or assignees of such liens shall have and possess the  
664 same powers and rights at law or in equity as such authority would have  
665 had if the lien had not been assigned with regard to the precedence and  
666 priority of such lien, the accrual of interest and the fees and expenses of  
667 collection, except that any such assignee (1) shall not be insulated from  
668 liability by section 42-110c, and (2) shall be obligated to provide a payoff  
669 statement, as defined in section 49-8a, in the same manner as a  
670 mortgagee in accordance with the requirements of section 49-10a. The  
671 assignee shall have the same rights to enforce such liens as any private  
672 party holding a lien on real property, including, but not limited to,  
673 foreclosure and a suit on the debt.

674 (c) (1) No such assignment executed on or after July 1, 2022, shall be  
675 valid or enforceable unless memorialized in a contract executed by the  
676 authority and the assignee that is in writing and provides: [(1)] (A) The  
677 manner in which the assignee will provide to the owner of the real  
678 property that is the subject of the assignment one or more addresses and  
679 telephone numbers that may be used for correspondence with the  
680 assignee about the debt and payment thereof; [(2)] (B) the earliest and  
681 latest dates by which the assignee shall commence any foreclosure or  
682 suit on the debt or the manner for determining such dates, except as may  
683 be impacted by any payment arrangement, bankruptcy petition or other  
684 circumstance, provided in no event shall the assignee commence a  
685 foreclosure suit before one year has elapsed since the assignee's  
686 purchase of the lien; [(3)] (C) the structure and rates of attorney's fees  
687 that the assignee may claim against the owner or owners of such real

688 property in any foreclosure, suit on the debt or otherwise, and a  
689 prohibition from using as foreclosure counsel any attorney or law office  
690 that is owned by, employs or contracts with any person having an  
691 interest in such assignee; [(4)] (D) confirmation that the owner of the real  
692 property for which the lien has been filed shall be a third-party  
693 beneficiary entitled to enforce the covenants and responsibilities of the  
694 assignee as contained in the contract; [(5)] (E) a prohibition on the  
695 assignee assigning the lien without the municipality's prior written  
696 consent; [(6)] (F) the detail and frequency of reports provided to the  
697 municipality's tax collector regarding the status of the assigned liens;  
698 [(7)] (G) confirmation that the assignee is not ineligible, pursuant to  
699 section 31-57b, to be assigned the lien because of occupational safety and  
700 health law violations; [(8)] (H) disclosure of [(A)] (i) all resolved and  
701 pending arbitrations and litigation matters in which the assignee or any  
702 of its principals have been involved within the last ten years, except  
703 foreclosure actions involving liens purchased from or assigned by  
704 governmental entities, [(B)] (ii) all criminal proceedings that the  
705 assignee or any of its principals has ever been the subject, [(C)] (iii) any  
706 interest in the subject property held by the assignee or any of its  
707 principals, officers or agents, and [(D)] (iv) each instance in which the  
708 assignee or any of its principals was found to have violated any state or  
709 local ethics law, regulation, ordinance, code, policy or standard, or to  
710 have committed any other offense arising out of the submission of  
711 proposals or bids or the performance of work on public contract; and  
712 [(9)] (I) such additional terms to which the municipality and the assignee  
713 mutually agree consistent with applicable law.

714 (2) No such assignment executed on or after July 1, 2024, shall be valid  
715 or enforceable unless memorialized in a contract executed by the  
716 authority and the assignee that is in writing and includes a requirement  
717 that no attorney's fees shall be received, claimed or collected until the  
718 commencement of foreclosure or suit on the debt.

719 (d) The assignee, or any subsequent assignee, shall provide written  
720 notice of an assignment, not later than sixty days after the date of such  
721 assignment, to the owner and any holder of a mortgage on the real

722 property that is the subject of the assignment, provided such owner or  
723 holder is of record as of the date of such assignment. Such notice shall  
724 include information sufficient to identify (1) the property that is subject  
725 to the lien and in which the holder has an interest, (2) the name and  
726 addresses of the assignee, and (3) the amount of unpaid taxes, interest  
727 and fees being assigned relative to the subject property as of the date of  
728 the assignment.

729 (e) Not less than sixty days prior to commencing an action to foreclose  
730 a lien assigned under this section, the assignee shall provide a written  
731 notice, by first-class mail to the holders of all first or second security  
732 interests on the property subject to the lien that were recorded before  
733 the date the assessment of such lien became delinquent. Such notice  
734 shall set forth: (1) The amount of unpaid debt owed to the assignee as of  
735 the date of the notice; (2) the amount of any attorney's fees and costs  
736 incurred by the assignee in the enforcement of the lien as of the date of  
737 the notice; (3) a statement of the assignee's intention to foreclose the lien  
738 if the amounts set forth pursuant to subdivisions (1) and (2) of this  
739 subsection are not paid to the assignee on or before sixty days after the  
740 date the notice is provided; (4) the assignee's contact information,  
741 including, but not limited to, the assignee's name, mailing address,  
742 telephone number and electronic mail address, if any; and (5)  
743 instructions concerning the acceptable means of making a payment on  
744 the amounts owed to the assignee as set forth pursuant to subdivisions  
745 (1) and (2) of this subsection. Any notice required under this subsection  
746 shall be effective upon the date such notice is provided.

747 (f) When providing the written notice required under subsection (e)  
748 of this section, the assignee may rely on the last recorded security  
749 interest of record in identifying the name and mailing address of the  
750 holder of such interest, unless the holder of such interest is the plaintiff  
751 in an action pending in Superior Court to enforce such interest, in which  
752 case the assignee shall provide the written notice to the attorney  
753 appearing on behalf of the plaintiff.

754 (g) Each aspect of a foreclosure, sale or other disposition under this

755 section, including, but not limited to, the costs, attorney fees, method,  
756 advertising, time, date, place and terms, shall be commercially  
757 reasonable, and for actions commenced on or after July 1, 2024, such  
758 attorney's fees shall not exceed fifteen per cent of the amount of any  
759 judgment that is entered. Costs and reasonable attorneys' fees incurred  
760 by the assignee as a result of any foreclosure action or other legal  
761 proceeding brought pursuant to this section and directly related to the  
762 proceeding shall be taxed in any such proceeding against each person  
763 having title to any property subject to the proceedings. Such costs [and  
764 fees] may be collected by the assignee at any time after demand for  
765 payment has been made by the assignee.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	12-195h
Sec. 2	<i>October 1, 2023</i>	7-254
Sec. 3	<i>October 1, 2023</i>	7-258
Sec. 4	<i>October 1, 2023</i>	7-239
Sec. 5	<i>October 1, 2023</i>	49-92p
Sec. 6	<i>October 1, 2023</i>	49-92o

**BA**      *Joint Favorable*



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*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.*

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### **OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:** None

### **Explanation**

The bill 1) reduces the interest rate on municipal tax liens that are sold to a third party from 18% to 12% in FY 25, 2) limits the validity and enforceability of the lien assignments, and 3) caps attorney's fees in connection with each aspect of a foreclosure, sale, or other disposition of these liens. This potentially reduces the number of third parties willing to purchase municipal tax liens. To the extent that this occurs, it restricts a municipality's option to sell tax liens to recoup outstanding debt beginning in FY 25.

### **The Out Years**

**State Impact:** None

**Municipal Impact:** None

**OLR Bill Analysis****HB 6751*****AN ACT CONCERNING THE ASSIGNMENT OF TAX LIENS.*****SUMMARY**

Starting July 1, 2024, this bill reduces, from 18% to 12%, the annual interest rate on unpaid municipal property taxes when a municipal tax collector files a lien on the property and assigns the lien (i.e., sells it to an outside party). Under existing law, unchanged by the bill, unpaid municipal property taxes generally accrue interest at a rate of 18% per year (CGS § 12-146).

By law, an assignee of a tax collector lien (i.e., person who bought the lien) has the same powers and rights as the municipality and its tax collector if the lien had not been assigned. Under current law, this includes charging the 18% annual interest rate. However, for assignments executed on or after July 1, 2024, and beginning on the date a lien is assigned, the bill reduces this amount to 12% on the delinquent portion of the principal of the assigned taxes.

Additionally, the bill limits the validity and enforceability of such assignments unless they are in a written contract executed by the municipality and the assignee that includes a requirement that no attorney's fees will be received, claimed, or collected until the start of a foreclosure action or suit on the debt. For actions beginning on or after July 1, 2024, the bill also caps the attorney's fees in connection with each aspect of a foreclosure, sale, or other disposition of these assigned liens at 15% of the amount of any judgment entered.

The bill extends the above validity and enforceability provision and attorney's fees cap provision to assigned liens for unpaid (1) municipal sewer assessments, (2) municipal sewerage connection and use charges,

(3) municipal water charges, (4) regional water authority water assessments or connection or use charges, and (5) regional sewer authority sewer assessments or connection or use charges. These extensions apply to assignments executed on or after July 1, 2024, and for actions beginning on or after that date.

EFFECTIVE DATE: October 1, 2023

**BACKGROUND**

***Related Bills***

SB 916, favorably reported by the Planning and Development Committee, makes liens on owner-occupied property for (1) municipal or regional sewer or water pollution control authority delinquent sewer benefit assessments or (2) sewer use and connection charges not assignable or subject to certain enforcement actions until the principal exceeds \$4,000.

SB 1142, favorably reported by the Planning and Development Committee, lowers the interest rate on delinquent municipal property taxes (and several other taxes and assessments) from 18% to 12% per year.

**COMMITTEE ACTION**

Banking Committee

Joint Favorable

Yea 12 Nay 0 (03/07/2023)