



# Senate

General Assembly

**File No. 429**

January Session, 2023

Substitute Senate Bill No. 1002

*Senate, April 4, 2023*

The Committee on Planning and Development reported through SEN. RAHMAN of the 4th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

## **AN ACT CONCERNING ZONING ENFORCEMENT OFFICER CERTIFICATION.**

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

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2 repealed and the following is substituted in lieu thereof (*Effective October*  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

4 (e) (1) The zoning commission shall provide for the manner in which  
5 the zoning regulations shall be enforced, except that any person newly  
6 appointed as a zoning enforcement officer on or after January 1, [2023]  
7 2024, shall be certified in accordance with the provisions of subdivision  
8 (2) of this subsection.

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

13 such certification for the duration of such person's employment as a  
14 zoning enforcement officer.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2023	8-3(e)

**PD**      *Joint Favorable Subst.*

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:**

Municipalities	Effect	FY 23 \$	FY 24 \$	FY 25 \$
Various Municipalities	Potential Savings	Minimal	Minimal	None

**Explanation**

The bill moves out the deadline from January 1, 2023 to January 1, 2024 for newly appointed zoning enforcement officers to become certified by the Connecticut Association of Zoning Enforcement Officials and maintain the certification. To the extent this results in a delay in certification, it will result in a potential minimal savings in FY 23 and FY 24.

**The Out Years**

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

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**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)