



General Assembly

Substitute Bill No. 6781

January Session, 2023



**AN ACT ADDRESSING HOUSING AFFORDABILITY FOR RESIDENTS
IN THE STATE.**

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

1 Section 1. Subparagraph (A) of subdivision (7) of subsection (c) of
2 section 7-148 of the general statutes is repealed and the following is
3 substituted in lieu thereof (*Effective October 1, 2023*):

4 (7) (A) (i) Make rules relating to the maintenance of safe and sanitary
5 housing and prescribe civil penalties for the violation of such rules not
6 to exceed two thousand dollars per violation, provided any owner
7 assessed a civil penalty pursuant to this subparagraph shall have a right
8 of appeal to the zoning board of appeals of the municipality, or to the
9 chief executive officer of the municipality if such municipality has not
10 established a zoning board of appeals, upon the grounds that such
11 violation was caused solely by a tenant's wilful act;

12 (ii) Regulate the mode of using any buildings when such regulations
13 seem expedient for the purpose of promoting the safety, health, morals
14 and general welfare of the inhabitants of the municipality;

15 (iii) Regulate and prohibit the moving of buildings upon or through
16 the streets or other public places of the municipality, and cause the
17 removal and demolition of unsafe buildings and structures;

18 (iv) Regulate and provide for the licensing of parked trailers when
19 located off the public highways, and trailer parks or mobile
20 manufactured home parks, except as otherwise provided by special act
21 and except where there exists a local zoning commission so empowered;

22 (v) Establish lines beyond which no buildings, steps, stoop, veranda,
23 billboard, advertising sign or device or other structure or obstruction
24 may be erected;

25 (vi) Regulate and prohibit the placing, erecting or keeping of signs,
26 awnings or other things upon or over the sidewalks, streets and other
27 public places of the municipality;

28 (vii) Regulate plumbing and house drainage;

29 (viii) Prohibit or regulate the construction of dwellings, apartments,
30 boarding houses, hotels, commercial buildings, youth camps or
31 commercial camps and commercial camping facilities in such
32 municipality unless the sewerage facilities have been approved by the
33 authorized officials of the municipality;

34 Sec. 2. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
35 "walk-through" means a joint physical inspection of the dwelling unit
36 by the landlord and the tenant, or their designees, for the purpose of
37 noting and listing any observed conditions within the dwelling unit. On
38 and after January 1, 2024, upon or after the entry into a rental agreement
39 but prior to the tenant's occupancy of a dwelling unit, a landlord shall
40 offer such tenant the opportunity to conduct a walk-through of the
41 dwelling unit. If the tenant requests such a walk-through, the landlord
42 and tenant, or their designees, shall use a copy of the preoccupancy
43 walk-through checklist prepared by the Commissioner of Housing
44 under subsection (c) of this section. The landlord and the tenant, or their
45 designees, shall specifically note on the walk-through checklist any
46 existing conditions, defects or damages to the dwelling unit present at
47 the time of the walk-through. After the walk-through, the landlord and
48 the tenant, or their designees, shall sign duplicate copies of the walk-

49 through checklist and each shall receive a copy.

50 (b) Upon the tenant's vacating of the dwelling unit, the landlord may
51 not retain any part of the security deposit collected under chapter 831 of
52 the general statutes or seek payment from the tenant for any condition,
53 defect or damage that was noted in the preoccupancy walk-through
54 checklist. Such walk-through checklist shall be admissible, subject to the
55 rules of evidence, but shall not be conclusive, as evidence of the
56 condition of the dwelling unit at the beginning of a tenant's occupancy
57 in any administrative or judicial proceeding.

58 (c) Not later than December 1, 2023, the Commissioner of Housing
59 shall (1) prepare a standardized preoccupancy walk-through checklist
60 for any landlord and tenant to use to document the condition of any
61 dwelling unit during a preoccupancy walk-through under subsection
62 (a) of this section, and (2) make such checklist available on the
63 Department of Housing's Internet web site.

64 (d) The provisions of this section shall not apply to any tenancy under
65 a rental agreement entered into prior to January 1, 2024.

66 Sec. 3. Section 47a-1 of the general statutes is repealed and the
67 following is substituted in lieu thereof (*Effective October 1, 2023*):

68 As used in this chapter, [and] sections 47a-21, 47a-23 to 47a-23c,
69 inclusive, as amended by this act, 47a-26a to 47a-26g, inclusive, 47a-35
70 to 47a-35b, inclusive, 47a-41a, 47a-43, [and] 47a-46 and [section] 47a-7b
71 and sections 2 and 4 of this act:

72 (a) "Action" includes recoupment, counterclaim, set-off, cause of
73 action and any other proceeding in which rights are determined,
74 including an action for possession.

75 (b) "Building and housing codes" include any law, ordinance or
76 governmental regulation concerning fitness for habitation or the
77 construction, maintenance, operation, occupancy, use or appearance of
78 any premises or dwelling unit.

79 (c) "Dwelling unit" means any house or building, or portion thereof,
80 which is occupied, is designed to be occupied, or is rented, leased or
81 hired out to be occupied, as a home or residence of one or more persons.

82 (d) "Landlord" means the owner, lessor or sublessor of the dwelling
83 unit, the building of which it is a part or the premises.

84 (e) "Owner" means one or more persons, jointly or severally, in whom
85 is vested (1) all or part of the legal title to property, or (2) all or part of
86 the beneficial ownership and a right to present use and enjoyment of the
87 premises and includes a mortgagee in possession.

88 (f) "Person" means an individual, corporation, limited liability
89 company, the state or any political subdivision thereof, or agency,
90 business trust, estate, trust, partnership or association, two or more
91 persons having a joint or common interest, and any other legal or
92 commercial entity.

93 (g) "Premises" means a dwelling unit and the structure of which it is
94 a part and facilities and appurtenances therein and grounds, areas and
95 facilities held out for the use of tenants generally or whose use is
96 promised to the tenant.

97 (h) "Rent" means all periodic payments to be made to the landlord
98 under the rental agreement.

99 (i) "Rental agreement" means all agreements, written or oral, and
100 valid rules and regulations adopted under section 47a-9 or subsection
101 (d) of section 21-70 embodying the terms and conditions concerning the
102 use and occupancy of a dwelling unit or premises.

103 (j) "Roomer" means a person occupying a dwelling unit, which unit
104 does not include a refrigerator, stove, kitchen sink, toilet and shower or
105 bathtub and one or more of these facilities are used in common by other
106 occupants in the structure.

107 (k) "Single-family residence" means a structure maintained and used

108 as a single dwelling unit. Notwithstanding that a dwelling unit shares
109 one or more walls with another dwelling unit or has a common parking
110 facility, it is a single-family residence if it has direct access to a street or
111 thoroughfare and does not share heating facilities, hot water equipment
112 or any other essential facility or service with any other dwelling unit.

113 (l) "Tenant" means the lessee, sublessee or person entitled under a
114 rental agreement to occupy a dwelling unit or premises to the exclusion
115 of others or as is otherwise defined by law.

116 (m) "Tenement house" means any house or building, or portion
117 thereof, which is rented, leased or hired out to be occupied, or is
118 arranged or designed to be occupied, or is occupied, as the home or
119 residence of three or more families, living independently of each other,
120 and doing their cooking upon the premises, and having a common right
121 in the halls, stairways or yards.

122 Sec. 4. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
123 "tenant screening report" means a credit report, a criminal background
124 report, an employment history report, a rental history report or any
125 combination thereof, used by a landlord to determine the suitability of
126 a prospective tenant.

127 (b) No landlord may demand from a prospective tenant any
128 payment, fee or charge for the processing, review or acceptance of any
129 rental application, or demand any other payment, fee or charge before
130 or at the beginning of the tenancy, except a security deposit pursuant to
131 section 47a-21 of the general statutes or a fee for a tenant screening
132 report as provided in subsection (c) of this section.

133 (c) A landlord may charge a fee for a tenant screening report
134 concerning a prospective tenant if the fee for such tenant screening
135 report is not more than the actual cost paid by the landlord for such
136 report. The landlord shall waive any fee for such report if the
137 prospective tenant provides the landlord with a copy of a tenant
138 screening report concerning the prospective tenant that was conducted

139 within thirty days of the prospective tenant's rental application and that
140 is satisfactory to the landlord.

141 (d) A landlord may not collect a tenant screening report fee from a
142 prospective tenant until the landlord provides the prospective tenant
143 with (1) a copy of the tenant screening report, and (2) a copy of the
144 receipt or invoice from the entity conducting the tenant screening report
145 concerning the prospective tenant.

146 Sec. 5. Section 47a-23c of the general statutes is repealed and the
147 following is substituted in lieu thereof (*Effective October 1, 2023*):

148 (a) (1) Except as provided in subdivision (2) of this subsection, this
149 section applies to any tenant who resides in a building or complex
150 consisting of five or more separate dwelling units or who resides in a
151 mobile manufactured home park and who is either: (A) Sixty-two years
152 of age or older, or whose spouse, sibling, parent or grandparent is sixty-
153 two years of age or older and permanently resides with that tenant, or
154 (B) a person with a physical or mental disability, as defined in
155 subdivision [(8)] (12) of section 46a-64b, as amended by this act, or
156 whose spouse, sibling, child, parent or grandparent is a person with a
157 physical or mental disability who permanently resides with that tenant,
158 but only if such disability can be expected to result in death or to last for
159 a continuous period of at least twelve months.

160 (2) With respect to tenants in common interest communities, this
161 section applies only to (A) a conversion tenant, as defined in subsection
162 (3) of section 47-283, who (i) is described in subdivision (1) of this
163 subsection, or (ii) is not described in subdivision (1) of this subsection
164 but, during a transition period, as defined in subsection (4) of section 47-
165 283, is residing in a conversion condominium created after May 6, 1980,
166 or in any other conversion common interest community created after
167 December 31, 1982, or (iii) is not described in subdivision (1) of this
168 subsection but is otherwise protected as a conversion tenant by public
169 act 80-370, and (B) a tenant who is not a conversion tenant but who is
170 described in subdivision (1) of this subsection if his landlord owns five

171 or more dwelling units in the common interest community in which the
172 dwelling unit is located.

173 (3) As used in this section, "tenant" includes each resident of a mobile
174 manufactured home park, as defined in section 21-64, including a
175 resident who owns his own home, "landlord" includes a "licensee" and
176 an "owner" of a mobile manufactured home park, as defined in section
177 21-64, "complex" means two or more buildings on the same or
178 contiguous parcels of real property under the same ownership, and
179 "mobile manufactured home park" means a parcel of real property, or
180 contiguous parcels of real property under the same ownership, upon
181 which five or more mobile manufactured homes occupied for
182 residential purposes are located.

183 (b) (1) No landlord may bring an action of summary process or other
184 action to dispossess a tenant described in subsection (a) of this section
185 except for one or more of the following reasons: (A) Nonpayment of
186 rent; (B) refusal to agree to a fair and equitable rent increase, as defined
187 in subsection (c) of this section; (C) material noncompliance with section
188 47a-11 or subsection (b) of section 21-82, which materially affects the
189 health and safety of the other tenants or which materially affects the
190 physical condition of the premises; (D) voiding of the rental agreement
191 pursuant to section 47a-31, or material noncompliance with the rental
192 agreement; (E) material noncompliance with the rules and regulations
193 of the landlord adopted in accordance with section 47a-9 or 21-70; (F)
194 permanent removal by the landlord of the dwelling unit of such tenant
195 from the housing market; or (G) bona fide intention by the landlord to
196 use such dwelling unit as his principal residence.

197 (2) The ground stated in subparagraph (G) of subdivision (1) of this
198 subsection is not available to the owner of a dwelling unit in a common
199 interest community occupied by a conversion tenant.

200 (3) A tenant may not be dispossessed for a reason described in
201 subparagraph (B), (F) or (G) of subdivision (1) of this subsection during
202 the term of any existing rental agreement.

203 (c) (1) The rent of a tenant protected by this section may be increased
204 only to the extent that such increase is fair and equitable, based on the
205 criteria set forth in section 7-148c.

206 (2) Any such tenant aggrieved by a rent increase or proposed rent
207 increase may file a complaint with the fair rent commission, if any, for
208 the town, city or borough where his dwelling unit or mobile
209 manufactured home park lot is located; or, if no such fair rent
210 commission exists, may bring an action in the Superior Court to contest
211 the increase. In any such court proceeding, the court shall determine
212 whether the rent increase is fair and equitable, based on the criteria set
213 forth in section 7-148c.

214 (d) A landlord, to determine whether a tenant is a protected tenant,
215 as described in subdivision (1) of subsection (a) of this section, may
216 request proof of such protected status. On such request, any tenant
217 claiming protection shall provide proof of the protected status within
218 thirty days. The proof shall include a statement of a physician or an
219 advanced practice registered nurse in the case of alleged blindness or
220 other physical disability.

221 (e) (1) On and after January 1, 2024, whenever a dwelling unit located
222 in a building or complex consisting of five or more separate dwelling
223 units or in a mobile manufactured home park is rented to, or a rental
224 agreement is entered into or renewed with, a tenant, the landlord of
225 such dwelling unit or such landlord's agent shall provide such tenant
226 with written notice of the provisions of subsections (b) and (c) of this
227 section in a form as described in subdivision (2) of this subsection.

228 (2) Not later than December 1, 2023, the Commissioner of Housing
229 shall create a notice that shall be used by landlords, pursuant to
230 subdivision (1) of this subsection, to inform tenants of the rights
231 provided to protected tenants under subsections (b) and (c) of this
232 section. Such notice shall be a one-page, plain-language summary of
233 such rights and shall be available in languages other than English, as
234 determined by the commissioner. Not later than December 1, 2023, such

235 notice shall be posted on the Department of Housing's Internet web site.

236 Sec. 6. Subsection (a) of section 8-41 of the general statutes is repealed
237 and the following is substituted in lieu thereof (*Effective October 1, 2023*):

238 (a) For purposes of this section, a "tenant of the authority" means a
239 tenant who lives in housing owned or managed by a housing authority
240 or who is receiving housing assistance in a housing program directly
241 administered by such authority. When the governing body of a
242 municipality other than a town adopts a resolution as described in
243 section 8-40, it shall promptly notify the chief executive officer of such
244 adoption. Upon receiving such notice, the chief executive officer shall
245 appoint five persons who are residents of [said] such municipality as
246 commissioners of the authority, except that the chief executive officer
247 may appoint two additional persons who are residents of the
248 municipality if (1) the authority operates more than three thousand
249 units, or (2) upon the appointment of a tenant commissioner pursuant
250 to subsection (c) of this section, the additional appointments are
251 necessary to achieve compliance with 24 CFR 964.415 or section 9-167a.
252 If the governing body of a town adopts such a resolution, such body
253 shall appoint five persons who are residents of [said] such town as
254 commissioners of the authority created for such town, except that such
255 body may appoint two additional persons who are residents of the town
256 if, upon the appointment of a tenant commissioner pursuant to
257 subsection (c) of this section, the additional appointments are necessary
258 to achieve compliance with 24 CFR 964.415 or section 9-167a. The
259 commissioners who are first so appointed shall be designated to serve
260 for a term of either one, two, three, four or five years, except that if the
261 authority has five members, the terms of not more than one member
262 shall expire in the same year. Terms shall commence on the first day of
263 the month next succeeding the date of their appointment, and annually
264 thereafter a commissioner shall be appointed to serve for five years
265 except that any vacancy which may occur because of a change of
266 residence by a commissioner, removal of a commissioner, resignation or
267 death shall be filled for the unexpired portion of the term. If a governing

268 body increases the membership of the authority on or after July 1, 1995,
269 such governing body shall, by resolution, provide for a term of five
270 years for each such additional member. The term of the chairman shall
271 be three years. At least one of such commissioners of an authority
272 having five members, and at least two of such commissioners of an
273 authority having more than five members, shall be a tenant or tenants
274 of the authority selected pursuant to subsection (c) of this section. If, on
275 October 1, 1979, a municipality has adopted a resolution as described in
276 section 8-40, but has no tenants serving as commissioners, the chief
277 executive officer of a municipality other than a town or the governing
278 body of a town shall appoint a tenant who meets the qualifications set
279 out in this section as a commissioner of such authority when the next
280 vacancy occurs. No commissioner of an authority may hold any public
281 office in the municipality for which the authority is created. A
282 commissioner shall hold office until [said] such commissioner's
283 successor is appointed and has qualified. Not later than January 1, 2024,
284 each commissioner who is serving on said date and, thereafter, upon
285 appointment, each newly appointed commissioner who is not a
286 reappointed commissioner, shall participate in a training for housing
287 authority commissioners provided by the United States Department of
288 Housing and Urban Development. A certificate of the appointment or
289 reappointment of any commissioner shall be filed with the clerk and
290 shall be conclusive evidence of the legal appointment of such
291 commissioner, after said commissioner has taken an oath in the form
292 prescribed in the first paragraph of section 1-25. The powers of each
293 authority shall be vested in the commissioners thereof. Three
294 commissioners shall constitute a quorum if the authority consists of five
295 commissioners. Four commissioners shall constitute a quorum if the
296 authority consists of more than five commissioners. Action may be
297 taken by the authority upon a vote of not less than a majority of the
298 commissioners present [,] unless the bylaws of the authority require a
299 larger number. The chief executive officer, or, in the case of an authority
300 for a town, the governing body of the town, shall designate which of the
301 commissioners shall be the first chairman, but when the office of
302 chairman of the authority becomes vacant, the authority shall select a

303 chairman from among its commissioners. An authority shall select from
304 among its commissioners a vice chairman, and it may employ a
305 secretary, who shall be executive director, and technical experts and
306 such other officers, agents and employees, permanent and temporary,
307 as it requires, and shall determine their qualifications, duties and
308 compensation, provided, in municipalities having a civil service law, all
309 appointments and promotions, except the employment of the secretary,
310 shall be based on examinations given and lists prepared under such law,
311 and, except so far as may be inconsistent with the terms of this chapter,
312 such civil service law and regulations adopted thereunder shall apply
313 to such housing authority and its personnel. For such legal services as it
314 requires, an authority may employ its own counsel and legal staff. An
315 authority may delegate any of its powers and duties to one or more of
316 its agents or employees. A commissioner, or any employee of the
317 authority who handles its funds, shall be required to furnish an
318 adequate bond. The commissioners shall serve without compensation,
319 but shall be entitled to reimbursement for their actual and necessary
320 expenses incurred in the performance of their official duties.

321 Sec. 7. Section 8-68f of the general statutes is repealed and the
322 following is substituted in lieu thereof (*Effective October 1, 2023*):

323 Each housing authority [which] that receives financial assistance
324 under any state housing program, and the Connecticut Housing Finance
325 Authority or its subsidiary when said authority or subsidiary is the
326 successor owner of housing previously owned by a housing authority
327 under part II or part VI of this chapter, shall, for housing which it owns
328 and operates, (1) provide each of its tenants with a written lease, (2)
329 provide each of its tenants, at the time the tenant signs an initial lease
330 and annually thereafter, with contact information for the management
331 of the housing authority, the local health department and the
332 Commission on Human Rights and Opportunities, and a copy of the
333 guidance concerning the rights and responsibilities of landlords and
334 tenants that is posted on the Internet web site of the judicial branch, (3)
335 adopt a procedure for hearing tenant complaints and grievances, [(3)]

336 ~~(4)~~ adopt procedures for soliciting tenant comment on proposed
337 changes in housing authority policies and procedures, including
338 changes to its lease and to its admission and occupancy policies, and
339 ~~[(4)]~~ (5) encourage tenant participation in the housing authority's
340 operation of state housing programs, including, where appropriate, the
341 facilitation of tenant participation in the management of housing
342 projects. If such housing authority or the Connecticut Housing Finance
343 Authority or its subsidiary operates both a federal and a state-assisted
344 housing program, it shall use the same procedure for hearing tenant
345 grievances in both programs. The Commissioner of Housing shall adopt
346 regulations, in accordance with the provisions of chapter 54, to establish
347 uniform minimum standards for the requirements in this section.

348 Sec. 8. Section 8-68d of the general statutes is repealed and the
349 following is substituted in lieu thereof (*Effective October 1, 2023*):

350 Each housing authority shall submit a report to the Commissioner of
351 Housing and the chief executive officer of the municipality in which the
352 authority is located not later than March first, annually. The report shall
353 contain (1) an inventory of all existing housing owned or operated by
354 the authority, including the total number, types and sizes of rental units
355 and the total number of occupancies and vacancies in each housing
356 project or development, and a description of the condition of such
357 housing, (2) a description of any new construction projects being
358 undertaken by the authority and the status of such projects, (3) the
359 number and types of any rental housing sold, leased or transferred
360 during the period of the report which is no longer available for the
361 purpose of low or moderate income rental housing, (4) the results of the
362 authority's annual audit conducted in accordance with section 4-231 if
363 required by said section, and ~~[(4)]~~ (5) such other information as the
364 commissioner may require by regulations adopted in accordance with
365 the provisions of chapter 54.

366 Sec. 9. Subsections (a) and (b) of section 47a-6a of the general statutes
367 are repealed and the following is substituted in lieu thereof (*Effective*
368 *October 1, 2023*):

369 (a) As used in this section, (1) "address" means a location as described
370 by the full street number, if any, the street name, the city or town, and
371 the state, and not a mailing address such as a post office box, (2)
372 "dwelling unit" means any house or building, or portion thereof, which
373 is rented, leased or hired out to be occupied, or is arranged or designed
374 to be occupied, or is occupied, as the home or residence of one or more
375 persons, living independently of each other, and doing their cooking
376 upon the premises, and having a common right in the halls, stairways
377 or yards, (3) "agent in charge" or "agent" means one who manages real
378 estate, including, but not limited to, the collection of rents and
379 supervision of property, (4) "controlling participant" means [an
380 individual or entity that exercises day-to-day financial or operational
381 control] a natural person who is not a minor and who, directly or
382 indirectly and through any contract, arrangement, understanding or
383 relationship, exercises substantial control of, or owns greater than
384 twenty-five per cent of, a corporation, partnership, trust or other legally
385 recognized entity owning rental real property in the state, and (5)
386 "project-based housing provider" means a property owner who
387 contracts with the United States Department of Housing and Urban
388 Development to provide housing to tenants under the federal Housing
389 Choice Voucher Program, 42 USC 1437f(o).

390 (b) Any municipality may require the nonresident owner or project-
391 based housing provider of occupied or vacant rental real property to
392 [maintain on file in the office of] report to the tax assessor, or other
393 municipal office designated by the municipality, the current residential
394 address of the nonresident owner or project-based housing provider of
395 such property [,] if the nonresident owner or project-based housing
396 provider is an individual, or the current residential address of the agent
397 in charge of the building [,] if the nonresident owner or project-based
398 housing provider is a corporation, partnership, trust or other legally
399 recognized entity owning rental real property in the state. [In the case
400 of a] If the nonresident owners or project-based housing [provider, such
401 information] providers are a corporation, partnership, trust or other
402 legally recognized entity owning rental real property in the state, such

403 report shall also include identifying information and the current
404 residential address of each controlling participant associated with the
405 property. [, except that, if such controlling participant is a corporation,
406 partnership, trust or other legally recognized entity, the project-based
407 housing provider shall include the identifying information and the
408 current residential address of an individual who exercises day-to-day
409 financial or operational control of such entity.] If such residential
410 address changes, notice of the new residential address shall be provided
411 by such nonresident owner, project-based housing provider or agent in
412 charge of the building to the office of the tax assessor or other designated
413 municipal office not more than twenty-one days after the date that the
414 address change occurred. If the nonresident owner, project-based
415 housing provider or agent fails to file an address under this section, the
416 address to which the municipality mails property tax bills for the rental
417 real property shall be deemed to be the nonresident owner, project-
418 based housing provider or agent's current address. Such address may
419 be used for compliance with the provisions of subsection (c) of this
420 section.

421 Sec. 10. Section 46a-64b of the general statutes is repealed and the
422 following is substituted in lieu thereof (*Effective October 1, 2023*):

423 As used in sections 46a-51 to 46a-99, inclusive, as amended by this
424 act, and section 11 of this act:

425 (1) "Discriminatory housing practice" means any discriminatory
426 practice specified in section 46a-64c or [section] 46a-81e or section 11 of
427 this act.

428 (2) "Dwelling" means any building, structure, mobile manufactured
429 home park or portion thereof which is occupied as, or designed or
430 intended for occupancy as, a residence by one or more families, and any
431 vacant land which is offered for sale or lease for the construction or
432 location thereon of any such building, structure, mobile manufactured
433 home park or portion thereof.

434 (3) "Eviction" means any judgment resulting in the dispossession of a
435 tenant from a dwelling unit entered in a summary process action
436 instituted under chapter 832.

437 [(3)] (4) "Fair Housing Act" means Title VIII of the Civil Rights Act of
438 1968, as amended, and known as the federal Fair Housing Act (42 USC
439 3600-3620).

440 [(4)] (5) "Family" includes a single individual.

441 [(5)] (6) "Familial status" means one or more individuals who have
442 not attained the age of eighteen years being domiciled with a parent or
443 another person having legal custody of such individual or individuals;
444 or the designee of such parent or other person having such custody with
445 the written permission of such parent or other person; or any person
446 who is pregnant or is in the process of securing legal custody of any
447 individual who has not attained the age of eighteen years.

448 [(6)] (7) "Housing for older persons" means housing: (A) Provided
449 under any state or federal program that the Secretary of the United
450 States Department of Housing and Urban Development determines is
451 specifically designed and operated to assist elderly persons as defined
452 in the state or federal program; or (B) intended for, and solely occupied
453 by, persons sixty-two years of age or older; or (C) intended and operated
454 for occupancy by at least one person fifty-five years of age or older per
455 unit in accordance with the standards set forth in the Fair Housing Act
456 and regulations developed pursuant thereto by the Secretary of the
457 United States Department of Housing and Urban Development.

458 (8) "Housing provider" means a landlord, an owner, an agent of such
459 landlord or owner, a real estate agent, a property manager, a housing
460 authority as created in section 8-40, a public housing agency or other
461 entity that provides dwelling units to tenants or prospective tenants.

462 (9) "Landlord" means the owner, lessor or sublessor of the dwelling
463 unit, the building of which it is a part or the premises.

464 [(7)] (10) "Mobile manufactured home park" means a plot of land
465 upon which two or more mobile manufactured homes occupied for
466 residential purposes are located.

467 (11) "Owner" means one or more persons, jointly or severally, in
468 whom is vested (A) all or part of the legal title to a dwelling unit, the
469 building of which it is a part or the premises; or (B) all or part of the
470 beneficial ownership and a right to present use and enjoyment of the
471 premises, including a mortgagee in possession.

472 [(8)] (12) "Physical or mental disability" includes, but is not limited to,
473 intellectual disability, as defined in section 1-1g, and physical disability,
474 as defined in subdivision (15) of section 46a-51, and also includes, but is
475 not limited to, persons who have a handicap as that term is defined in
476 the Fair Housing Act.

477 [(9)] (13) "Residential-real-estate-related transaction" means (A) the
478 making or purchasing of loans or providing other financial assistance
479 for purchasing, constructing, improving, repairing or maintaining a
480 dwelling, or secured by residential real estate; or (B) the selling,
481 brokering or appraising of residential real property.

482 [(10)] (14) "To rent" includes to lease, to sublease, to let and to
483 otherwise grant for a consideration the right to occupy premises not
484 owned by the occupant.

485 Sec. 11. (NEW) (*Effective October 1, 2023*) (a) It shall be a
486 discriminatory practice in violation of this section for a housing
487 provider to refuse to rent after making a bona fide offer, or to refuse to
488 negotiate for the rental of, or otherwise make unavailable or deny a
489 dwelling unit or deny occupancy in a dwelling unit, to any person based
490 on such person's (1) prior eviction, except for an eviction during the five
491 years immediately preceding the rental application, or (2) status as a
492 party to any summary process action that did not result in an eviction.

493 (b) Nothing in this section shall be construed to limit the applicability
494 of any reasonable statute or municipal ordinance restricting the

495 maximum number of persons permitted to occupy a dwelling.

496 (c) Any person aggrieved by a violation of this section may file a
497 complaint with the Commission on Human Rights and Opportunities
498 not later than three hundred days after the alleged act of discrimination,
499 pursuant to section 46a-82 of the general statutes, as amended by this
500 act.

501 (d) Notwithstanding any other provision of chapter 814c of the
502 general statutes, complaints alleging a violation of this section shall be
503 investigated not later than one hundred days after filing and a final
504 administrative disposition shall be made not later than one year after
505 filing unless it is impracticable to do so. If the Commission on Human
506 Rights and Opportunities is unable to complete its investigation or make
507 a final administrative determination within such time frames, it shall
508 notify the complainant and the respondent, in writing, of the reasons for
509 not doing so.

510 Sec. 12. Section 8-45a of the general statutes is repealed and the
511 following is substituted in lieu thereof (*Effective October 1, 2023*):

512 A housing authority, as defined in subsection (b) of section 8-39, in
513 determining eligibility for the rental of public housing units may
514 establish criteria and consider relevant information concerning (1) an
515 applicant's or any proposed occupant's history of criminal activity
516 involving: (A) Crimes of physical violence to persons or property, (B)
517 crimes involving the illegal manufacture, sale, distribution or use of, or
518 possession with intent to manufacture, sell, use or distribute, a
519 controlled substance, as defined in section 21a-240, or (C) other criminal
520 acts which would adversely affect the health, safety or welfare of other
521 tenants, (2) an applicant's or any proposed occupant's abuse, or pattern
522 of abuse, of alcohol when the housing authority has reasonable cause to
523 believe that such applicant's or proposed occupant's abuse, or pattern of
524 abuse, of alcohol may interfere with the health, safety or right to
525 peaceful enjoyment of the premises by other residents, and (3) an
526 applicant or any proposed occupant who is subject to a lifetime

527 registration requirement under section 54-252 on account of being
528 convicted or found not guilty by reason of mental disease or defect of a
529 sexually violent offense. In evaluating any such information, the
530 housing authority shall give consideration to the time, nature and extent
531 of the applicant's or proposed occupant's conduct and to factors which
532 might indicate a reasonable probability of favorable future conduct such
533 as evidence of rehabilitation and evidence of the willingness of the
534 applicant, the applicant's family or the proposed occupant to participate
535 in social service or other appropriate counseling programs and the
536 availability of such programs. Except as otherwise provided by law, a
537 housing authority shall limit its consideration of an applicant's or
538 proposed occupant's eviction history to the applicable time period
539 established under subsection (a) of section 11 of this act.

540 Sec. 13. Subdivision (8) of section 46a-51 of the general statutes is
541 repealed and the following is substituted in lieu thereof (*Effective October*
542 *1, 2023*):

543 (8) "Discriminatory practice" means a violation of section 4a-60, 4a-
544 60a, 4a-60g, 31-40y, subsection (b), (d), (e) or (f) of section 31-51i,
545 subparagraph (C) of subdivision (15) of section 46a-54, subdivisions (16)
546 and (17) of section 46a-54, section 46a-58, 46a-59, 46a-60, 46a-64, 46a-64c,
547 46a-66, 46a-68, 46a-68c to 46a-68f, inclusive, [or] 46a-70 to 46a-78,
548 inclusive, subsection (a) of section 46a-80, [or] sections 46a-81b to 46a-
549 81o, inclusive, [and] sections 46a-80b to 46a-80e, inclusive, [and] or
550 [sections] 46a-80k to 46a-80m, inclusive, or section 11 of this act;

551 Sec. 14. Subdivision (14) of section 46a-54 of the general statutes is
552 repealed and the following is substituted in lieu thereof (*Effective October*
553 *1, 2023*):

554 (14) To require the posting, by any respondent or other person subject
555 to the requirements of section 46a-64, 46a-64c, 46a-81d or 46a-81e or
556 section 11 of this act, of such notices of statutory provisions as it deems
557 desirable;

558 Sec. 15. Section 46a-74 of the general statutes is repealed and the
559 following is substituted in lieu thereof (*Effective October 1, 2023*):

560 No state department, board or agency may permit any
561 discriminatory practice in violation of section 46a-59, 46a-64, 46a-64c,
562 sections 46a-80b to 46a-80e, inclusive, or 46a-80k to 46a-80m, inclusive,
563 or section 11 of this act.

564 Sec. 16. Subsection (a) of section 46a-82 of the general statutes is
565 repealed and the following is substituted in lieu thereof (*Effective October*
566 *1, 2023*):

567 (a) Any person claiming to be aggrieved by an alleged discriminatory
568 practice, except for an alleged violation of section 4a-60g or 46a-68 or the
569 provisions of sections 46a-68c to 46a-68f, inclusive, may, by himself or
570 herself or by such person's attorney, file with the commission a
571 complaint in writing under oath, except that a complaint that alleges a
572 violation of section 46a-64c or section 11 of this act need not be
573 notarized. The complaint shall state the name and address of the person
574 alleged to have committed the discriminatory practice, provide a short
575 and plain statement of the allegations upon which the claim is based and
576 contain such other information as may be required by the commission.
577 After the filing of a complaint, the commission shall provide the
578 complainant with a notice that: (1) Acknowledges receipt of the
579 complaint; and (2) advises of the time frames and choice of forums
580 available under this chapter.

581 Sec. 17. Subsections (a) to (c), inclusive, of section 46a-83 of the
582 general statutes are repealed and the following is substituted in lieu
583 thereof (*Effective October 1, 2023*):

584 (a) Not later than fifteen days after the date of filing of any
585 discriminatory practice complaint pursuant to subsection (a) or (b) of
586 section 46a-82, as amended by this act, or an amendment to such
587 complaint adding an additional respondent, the commission shall serve
588 the respondent as provided in section 46a-86a with the complaint and a

589 notice advising of the procedural rights and obligations of a respondent
590 under this chapter. The respondent shall either (1) file a written answer
591 to the complaint as provided in subsection (b) of this section, or (2) not
592 later than ten days after the date of receipt of the complaint, provide
593 written notice to the complainant and the commission that the
594 respondent has elected to participate in pre-answer conciliation, except
595 that a discriminatory practice complaint alleging a violation of section
596 46a-64c or 46a-81e shall not be subject to pre-answer conciliation. A
597 complaint sent by first class mail shall be considered to be received not
598 later than two days after the date of mailing, unless the respondent
599 proves otherwise. The commission shall conduct a pre-answer
600 conciliation conference not later than thirty days after the date of
601 receiving the respondent's request for pre-answer conciliation.

602 (b) Except as provided in this subsection, not later than thirty days
603 after the date (1) of receipt of the complaint, or (2) on which the
604 commission determines that the pre-answer conciliation conference was
605 unsuccessful, the respondent shall file a written answer to the
606 complaint, under oath, with the commission. The respondent may
607 request, and the commission may grant, one extension of time of not
608 more than fifteen days within which to file a written answer to the
609 complaint. An answer to any amendment to a complaint shall be filed
610 within twenty days of the date of receipt [to] of such amendment. The
611 answer to any complaint alleging a violation of section 46a-64c or 46a-
612 81e or section 11 of this act shall be filed not later than ten days after the
613 date of receipt of the complaint.

614 (c) Not later than sixty days after the date of the filing of the
615 respondent's answer, the executive director or the executive director's
616 designee shall conduct a case assessment review to determine whether
617 the complaint should be retained for further processing or dismissed
618 because (1) it fails to state a claim for relief or is frivolous on its face, (2)
619 the respondent is exempt from the provisions of this chapter, or (3) there
620 is no reasonable possibility that investigating the complaint will result
621 in a finding of reasonable cause. The case assessment review shall

622 include the complaint, the respondent's answer and the responses to the
623 commission's requests for information, and the complainant's
624 comments, if any, to the respondent's answer and information
625 responses. The executive director or the executive director's designee
626 shall send notice of any action taken pursuant to the case assessment
627 review in accordance with section 46a-86a. For any complaint dismissed
628 pursuant to this subsection, the executive director or the executive
629 director's designee shall issue a release of jurisdiction allowing the
630 complainant to bring a civil action under section 46a-100. This
631 subsection and subsection (e) of this section shall not apply to any
632 complaint alleging a violation of section 46a-64c [or] 46a-81e or section
633 11 of this act. The executive director shall report the results of the case
634 assessment reviews made pursuant to this subsection to the commission
635 quarterly during each year.

636 Sec. 18. Subdivision (2) of subsection (g) of section 46a-83 of the
637 general statutes is repealed and the following is substituted in lieu
638 thereof (*Effective October 1, 2023*):

639 (2) If the investigator makes a finding that there is reasonable cause
640 to believe that a violation of section 46a-64c or section 11 of this act has
641 occurred, the complainant and the respondent shall have twenty days
642 from sending of the reasonable cause finding to elect a civil action in lieu
643 of an administrative hearing pursuant to section 46a-84. If either the
644 complainant or the respondent requests a civil action, the commission,
645 through the Attorney General or a commission legal counsel, shall
646 commence an action pursuant to subsection (b) of section 46a-89, not
647 later than ninety days after the date of receipt of the notice of election. If
648 the Attorney General or a commission legal counsel believes that
649 injunctive relief, punitive damages or a civil penalty would be
650 appropriate, such relief, damages or penalty may also be sought. The
651 jurisdiction of the Superior Court in an action brought under this
652 subdivision shall be limited to such claims, counterclaims, defenses or
653 the like that could be presented at an administrative hearing before the
654 commission, had the complaint remained with the commission for

655 disposition. A complainant may intervene as a matter of right in a civil
656 action without permission of the court or the parties. If the Attorney
657 General or commission legal counsel, as the case may be, determines
658 that the interests of the state will not be adversely affected, the
659 complainant or attorney for the complainant shall present all or part of
660 the case in support of the complaint. If the Attorney General or a
661 commission legal counsel determines that a material mistake of law or
662 fact has been made in the finding of reasonable cause, the Attorney
663 General or a commission legal counsel may decline to bring a civil action
664 and shall remand the file to the investigator for further action. The
665 investigator shall complete any such action not later than ninety days
666 after receipt of such file.

667 Sec. 19. Subsection (c) of section 46a-86 of the general statutes is
668 repealed and the following is substituted in lieu thereof (*Effective October*
669 *1, 2023*):

670 (c) In addition to any other action taken under this section, upon a
671 finding of a discriminatory practice prohibited by section 46a-58, 46a-
672 59, 46a-64, 46a-64c, 46a-81b, 46a-81d, [or] 46a-81e or section 11 of this
673 act, the presiding officer shall determine the damage suffered by the
674 complainant, which damage shall include, but not be limited to, the
675 expense incurred by the complainant for obtaining alternate housing or
676 space, storage of goods and effects, moving costs and other costs
677 actually incurred by the complainant as a result of such discriminatory
678 practice and shall allow reasonable attorney's fees and costs. The
679 amount of attorney's fees allowed shall not be contingent upon the
680 amount of damages requested by or awarded to the complainant.

681 Sec. 20. Subdivision (1) of subsection (b) of section 46a-89 of the
682 general statutes is repealed and the following is substituted in lieu
683 thereof (*Effective October 1, 2023*):

684 (b) (1) Whenever a complaint filed pursuant to section 46a-82, as
685 amended by this act, alleges a violation of section 46a-64, 46a-64c, 46a-
686 81d, [or] 46a-81e or section 11 of this act, and the commission believes

687 that injunctive relief is required or that the imposition of punitive
688 damages or a civil penalty would be appropriate, the commission may
689 bring a petition in the superior court for the judicial district in which the
690 discriminatory practice which is the subject of the complaint occurred
691 or the judicial district in which the respondent resides.

692 Sec. 21. Subsection (b) of section 46a-90a of the general statutes is
693 repealed and the following is substituted in lieu thereof (*Effective October*
694 *1, 2023*):

695 (b) When the presiding officer finds that the respondent has engaged
696 in any discriminatory practice prohibited by section 46a-60, 46a-64, 46a-
697 64c, 46a-81c, 46a-81d, [or] 46a-81e or section 11 of this act and grants
698 relief on the complaint, requiring that a temporary injunction remain in
699 effect, the executive director may, through the procedure outlined in
700 subsection (a) of section 46a-95, petition the court which granted the
701 original temporary injunction to make the injunction permanent.

702 Sec. 22. Section 46a-98a of the general statutes is repealed and the
703 following is substituted in lieu thereof (*Effective October 1, 2023*):

704 Any person claiming to be aggrieved by a violation of section 46a-64c
705 [or] 46a-81e or section 11 of this act or by a breach of a conciliation
706 agreement entered into pursuant to this chapter, may bring an action in
707 the Superior Court, or the housing session of said court if appropriate,
708 within one year of the date of the alleged discriminatory practice or of a
709 breach of a conciliation agreement entered into pursuant to this chapter.
710 No action pursuant to this section may be brought in the Superior Court
711 regarding the alleged discriminatory practice after the commission has
712 obtained a conciliation agreement pursuant to section 46a-83, as
713 amended by this act, or commenced a hearing pursuant to section 46a-
714 84, except for an action to enforce the conciliation agreement. The court
715 shall have the power to grant relief, by injunction or otherwise, as it
716 deems just and suitable. The court may grant any relief which a
717 presiding officer may grant in a proceeding under section 46a-86, as
718 amended by this act, or which the court may grant in a proceeding

719 under section 46a-89, as amended by this act. The commission, through
720 commission legal counsel or the Attorney General, may intervene as a
721 matter of right in any action brought pursuant to this section without
722 permission of the court or the parties.

723 Sec. 23. (NEW) (*Effective October 1, 2023*) (a) There shall be an Office
724 of Responsible Growth within the Intergovernmental Policy Division of
725 the Office of Policy and Management.

726 (b) The Office of Responsible Growth shall be responsible for the
727 following:

728 (1) Preparing the state plan of conservation and development
729 pursuant to chapters 297 and 297a of the general statutes;

730 (2) Reviewing state agency plans, projects and bonding requests for
731 consistency with the state plan of conservation and development;

732 (3) Coordinating the administration of the Connecticut
733 Environmental Policy Act, as set forth in sections 22a-1 to 22a-1h,
734 inclusive, of the general statutes;

735 (4) Facilitating interagency coordination in matters involving land
736 and water resources and infrastructure improvements;

737 (5) Providing staff support to the Connecticut Water Planning
738 Council;

739 (6) Coordinating the neighborhood revitalization zone program, as
740 provided in sections 7-600 to 7-602, inclusive, of the general statutes;

741 (7) Assisting the Chief Data Officer of the state with oversight of state-
742 wide geographic information system data and resources and
743 participating in the geographic information system user-to-user
744 network to develop geographic information system data standards and
745 initiatives;

746 (8) Providing staff support to the Advisory Commission on

747 Intergovernmental Relations;

748 (9) Serving as the state liaison to the state's regional councils of
749 governments;

750 (10) Administering responsible growth and transit-oriented
751 development and regional performance incentive grant programs;

752 (11) Compiling data necessary to and coordinating the submission by
753 municipalities of plans to affirmatively further fair housing; and

754 (12) Preparing the public investment community index annually.

755 (c) The Secretary of the Office of Policy and Management shall
756 designate a member of the secretary's staff to serve as the State
757 Responsible Growth Coordinator to oversee the Office of Responsible
758 Growth.

759 (d) The secretary shall adopt regulations, in accordance with the
760 provisions of chapter 54 of the general statutes, to carry out the purposes
761 of this section.

762 Sec. 24. Section 8-30j of the general statutes is repealed and the
763 following is substituted in lieu thereof (*Effective October 1, 2023*):

764 (a) As used in this section:

765 (1) "Plan to affirmatively further fair housing" means a plan designed
766 to (A) develop additional affordable housing, (B) overcome patterns of
767 segregation, (C) promote equity in housing and related community
768 assets, and (D) foster inclusive communities free from barriers that
769 restrict access to opportunities based on protected characteristics;

770 (2) "Equity" means the consistent and systematic fair, just and
771 nondiscriminatory treatment of all individuals, regardless of protected
772 characteristics, including concerted actions to overcome past
773 discrimination against underserved communities that have been denied
774 equal opportunities or otherwise adversely affected because of their

775 protected characteristics by public and private policies and practices
776 that have perpetuated inequality, segregation and poverty;

777 (3) "Segregation" means a condition within a geographic area in
778 which there is a significant concentration of persons of a particular race,
779 color, religion, sex, including sexual orientation, gender identity and
780 nonconformance with gender stereotypes, familial status or national
781 origin or having a disability or a type of disability, in such geographic
782 area when compared to a different or broader geographic area; and

783 (4) "Coordinator" means the State Responsible Growth Coordinator
784 of the Office of Responsible Growth within the Office of Policy and
785 Management.

786 [(a) (b) [(1) Not later than June 1, 2022, and at least once every five
787 years thereafter] Commencing June 1, 2024, each municipality, in
788 consultation with the State Responsible Growth Coordinator, shall
789 prepare or amend and adopt [an affordable housing plan for the
790 municipality] a plan to affirmatively further fair housing for the
791 municipality not later than the plan date set in accordance with a
792 schedule prescribed by the coordinator, and at least once every five
793 years thereafter, and shall submit a copy of such plan to the [Secretary
794 of the Office of Policy and Management] coordinator upon the
795 amendment or adoption of such plan. The schedule prescribed by the
796 coordinator shall require approximately twenty per cent of
797 municipalities to submit such plan each year. Such plan shall be subject
798 to the approval of the coordinator and shall specify how the
799 municipality intends to [increase the number of affordable housing
800 developments in the municipality] meet the goals established by the
801 plan.

802 [(2) If, at the same time the municipality is required to submit to the
803 Secretary of the Office of Policy and Management an affordable housing
804 plan pursuant to subdivision (1) of this subsection, the municipality is
805 also required to submit to the secretary a plan of conservation and
806 development pursuant to section 8-23, such affordable housing plan

807 may be included as part of such plan of conservation and development.
808 The municipality may, to coincide with its submission to the secretary
809 of a plan of conservation and development, submit to the secretary an
810 affordable housing plan early, provided the municipality's next such
811 submission of an affordable housing plan shall be five years thereafter.]

812 (c) Not later than January 1, 2024, the coordinator shall develop and
813 make available a data set for each municipality concerning such
814 municipality's demographic information, including trends in such
815 information, related to segregation.

816 [(b)] (d) The municipality may hold public informational meetings or
817 organize other activities to inform residents about the process of
818 preparing the plan and shall post a copy of any draft plan or amendment
819 to such plan on the Internet web site of the municipality. If the
820 municipality holds a public hearing, such posting shall occur at least
821 thirty-five days prior to the public hearing. After adoption of the plan,
822 the municipality shall file the final plan in the office of the town clerk of
823 such municipality and post the plan on the Internet web site of the
824 municipality.

825 [(c) Following adoption, the municipality shall regularly review and
826 maintain such plan. The municipality may adopt such geographical,
827 functional or other amendments to the plan or parts of the plan, in
828 accordance with the provisions of this section, as it deems necessary. If
829 the municipality fails to amend and submit to the Secretary of the Office
830 of Policy and Management such plan every five years, the chief elected
831 official of the municipality shall submit a letter to the secretary that (1)
832 explains why such plan was not amended, and (2) designates a date by
833 which an amended plan shall be submitted.]

834 (e) Not later than December 1, 2024, and annually thereafter, each
835 municipality shall submit to the Office of Responsible Growth within
836 the Office of Policy and Management a sworn statement from the chief
837 executive officer of the municipality stating that the municipality is in
838 compliance with the plan adopted by such municipality under

839 subsection (b) of this section. On and after December 1, 2024, any
840 municipality that fails to comply with the requirements of this
841 subsection or subsection (b) of this section shall be required to spend
842 any funds such municipality has received related to any economic and
843 community development project pursuant to section 4-66c or 4-66g on
844 the development of affordable housing or on infrastructure to support
845 the development of affordable housing.

846 Sec. 25. (*Effective from passage*) (a) There is established a task force to
847 create an inventory of existing sewer capacity in the state and a plan to
848 expand such sewer capacity in accordance with the state plan of
849 conservation and development adopted pursuant to chapter 297 of the
850 general statutes.

851 (b) The task force shall consist of the following members:

852 (1) Two appointed by the speaker of the House of Representatives;

853 (2) Two appointed by the president pro tempore of the Senate;

854 (3) One appointed by the majority leader of the House of
855 Representatives;

856 (4) One appointed by the majority leader of the Senate;

857 (5) One appointed by the minority leader of the House of
858 Representatives;

859 (6) One appointed by the minority leader of the Senate;

860 (7) The Commissioner of Energy and Environmental Protection, or
861 the commissioner's designee;

862 (8) The Commissioner of Public Health, or the commissioner's
863 designee; and

864 (9) The Commissioner of Economic and Community Development,
865 or the commissioner's designee.

866 (c) Any member of the task force appointed under subdivision (1),
867 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member
868 of the General Assembly.

869 (d) All initial appointments to the task force shall be made not later
870 than thirty days after the effective date of this section. Any vacancy shall
871 be filled by the appointing authority.

872 (e) The speaker of the House of Representatives and the president pro
873 tempore of the Senate shall select the chairpersons of the task force from
874 among the members of the task force. Such chairpersons shall schedule
875 the first meeting of the task force, which shall be held not later than sixty
876 days after the effective date of this section.

877 (f) The administrative staff of the joint standing committee of the
878 General Assembly having cognizance of matters relating to planning
879 and development shall serve as administrative staff of the task force.

880 (g) Not later than January 1, 2024, the task force shall submit a report
881 on its findings and recommendations to the joint standing committee of
882 the General Assembly having cognizance of matters relating to planning
883 and development, in accordance with the provisions of section 11-4a of
884 the general statutes. The task force shall terminate on the date that it
885 submits such report or January 1, 2024, whichever is later.

886 Sec. 26. Subsections (a) to (l), inclusive, of section 8-30g of the general
887 statutes are repealed and the following is substituted in lieu thereof
888 (*Effective October 1, 2023*):

889 (a) As used in this section and section 8-30j, as amended by this act:

890 (1) ["Affordable housing development" means a proposed housing
891 development which is (A) assisted housing, or (B) a set-aside
892 development] "Affordable housing application" means any application
893 made to a commission in connection with an affordable housing
894 development by a person who proposes to develop such affordable
895 housing;

896 (2) ["Affordable housing application" means any application made to
897 a commission in connection with an affordable housing development by
898 a person who proposes to develop such affordable housing] "Affordable
899 housing development" means a proposed housing development that is
900 (A) assisted housing, or (B) a set-aside development;

901 (3) "As of right" means able to be approved in accordance with the
902 terms of a zoning regulation or regulations and without requiring that
903 a public hearing be held, a variance, special permit or special exception
904 be granted or some other discretionary zoning action be taken, other
905 than a determination that a site plan is in conformance with applicable
906 zoning regulations;

907 [(3)] (4) "Assisted housing" means housing [which] that is receiving,
908 or will receive, financial assistance under any governmental program
909 for the construction or substantial rehabilitation of low and moderate
910 income housing, and any housing occupied by persons receiving rental
911 assistance under chapter 319uu or Section 1437f of Title 42 of the United
912 States Code;

913 [(4)] (5) "Commission" means a zoning commission, planning
914 commission, planning and zoning commission, zoning board of appeals
915 or municipal agency exercising zoning or planning authority;

916 (6) "Commissioner" means the Commissioner of Housing;

917 (7) "Median income" means, after adjustments for family size, the
918 lesser of the state median income or the area median income for the area
919 in which the municipality containing the affordable housing
920 development is located, as determined by the United States Department
921 of Housing and Urban Development;

922 (8) "Middle housing" means duplexes, triplexes, quadplexes, cottage
923 clusters and townhouses;

924 [(5)] (9) "Municipality" means any town, city or borough, whether
925 consolidated or unconsolidated; and

926 [(6)] (10) "Set-aside development" means a development in which not
927 less than thirty per cent of the dwelling units will be conveyed by deeds
928 containing covenants or restrictions which shall require that, for at least
929 forty years after the initial occupation of the proposed development,
930 such dwelling units shall be sold or rented at, or below, prices which
931 will preserve the units as housing for which persons and families pay
932 thirty per cent or less of their annual income, where such income is less
933 than or equal to eighty per cent of the median income. In a set-aside
934 development, of the dwelling units conveyed by deeds containing
935 covenants or restrictions, a number of dwelling units equal to not less
936 than fifteen per cent of all dwelling units in the development shall be
937 sold or rented to persons and families whose income is less than or equal
938 to sixty per cent of the median income and the remainder of the dwelling
939 units conveyed by deeds containing covenants or restrictions shall be
940 sold or rented to persons and families whose income is less than or equal
941 to eighty per cent of the median income. [;]

942 [(7) "Median income" means, after adjustments for family size, the
943 lesser of the state median income or the area median income for the area
944 in which the municipality containing the affordable housing
945 development is located, as determined by the United States Department
946 of Housing and Urban Development; and

947 (8) "Commissioner" means the Commissioner of Housing.]

948 (b) (1) Any person filing an affordable housing application with a
949 commission shall submit, as part of the application, an affordability plan
950 which shall include at least the following: (A) Designation of the person,
951 entity or agency that will be responsible for the duration of any
952 affordability restrictions, for the administration of the affordability plan
953 and its compliance with the income limits and sale price or rental
954 restrictions of this chapter; (B) an affirmative fair housing marketing
955 plan governing the sale or rental of all dwelling units; (C) a sample
956 calculation of the maximum sales prices or rents of the intended
957 affordable dwelling units; (D) a description of the projected sequence in
958 which, within a set-aside development, the affordable dwelling units

959 will be built and offered for occupancy and the general location of such
960 units within the proposed development; and (E) draft zoning
961 regulations, conditions of approvals, deeds, restrictive covenants or
962 lease provisions that will govern the affordable dwelling units.

963 (2) The commissioner shall, within available appropriations, adopt
964 regulations pursuant to chapter 54 regarding the affordability plan.
965 Such regulations may include additional criteria for preparing an
966 affordability plan and shall include: (A) A formula for determining rent
967 levels and sale prices, including establishing maximum allowable down
968 payments to be used in the calculation of maximum allowable sales
969 prices; (B) a clarification of the costs that are to be included when
970 calculating maximum allowed rents and sale prices; (C) a clarification
971 as to how family size and bedroom counts are to be equated in
972 establishing maximum rental and sale prices for the affordable units;
973 and (D) a listing of the considerations to be included in the computation
974 of income under this section.

975 (c) Any commission, by regulation, may require that an affordable
976 housing application seeking a change of zone include the submission of
977 a conceptual site plan describing the proposed development's total
978 number of residential units and their arrangement on the property and
979 the proposed development's roads and traffic circulation, sewage
980 disposal and water supply.

981 (d) For any affordable dwelling unit that is rented as part of a set-
982 aside development, if the maximum monthly housing cost, as calculated
983 in accordance with subdivision [(6)] (10) of subsection (a) of this section,
984 would exceed one hundred per cent of the Section 8 fair market rent as
985 determined by the United States Department of Housing and Urban
986 Development, in the case of units set aside for persons and families
987 whose income is less than or equal to sixty per cent of the median
988 income, then such maximum monthly housing cost shall not exceed one
989 hundred per cent of said Section 8 fair market rent. If the maximum
990 monthly housing cost, as calculated in accordance with subdivision [(6)]
991 (10) of subsection (a) of this section, would exceed one hundred twenty

992 per cent of the Section 8 fair market rent, as determined by the United
993 States Department of Housing and Urban Development, in the case of
994 units set aside for persons and families whose income is less than or
995 equal to eighty per cent of the median income, then such maximum
996 monthly housing cost shall not exceed one hundred twenty per cent of
997 such Section 8 fair market rent.

998 (e) For any affordable dwelling unit that is rented [in order] to comply
999 with the requirements of a set-aside development, no person shall
1000 impose on a prospective tenant who is receiving governmental rental
1001 assistance a maximum percentage-of-income-for-housing requirement
1002 that is more restrictive than the requirement, if any, imposed by such
1003 governmental assistance program.

1004 (f) Except as provided in subsections (k) and (l) of this section, any
1005 person whose affordable housing application is denied, or is approved
1006 with restrictions [which] that have a substantial adverse impact on the
1007 viability of the affordable housing development or the degree of
1008 affordability of the affordable dwelling units in a set-aside
1009 development, may appeal such decision pursuant to the procedures of
1010 this section. Such appeal shall be filed within the time period for filing
1011 appeals as set forth in section 8-8, 8-9, 8-28 or 8-30a, as applicable, and
1012 shall be made returnable to the superior court for the judicial district
1013 where the real property which is the subject of the application is located.
1014 Affordable housing appeals, including pretrial motions, shall be heard
1015 by a judge assigned by the Chief Court Administrator to hear such
1016 appeals. To the extent practicable, efforts shall be made to assign such
1017 cases to a small number of judges, sitting in geographically diverse parts
1018 of the state, so that a consistent body of expertise can be developed.
1019 Unless otherwise ordered by the Chief Court Administrator, such
1020 appeals, including pretrial motions, shall be heard by such assigned
1021 judges in the judicial district in which such judge is sitting. Appeals
1022 taken pursuant to this subsection shall be privileged cases to be heard
1023 by the court as soon after the return day as is practicable. Except as
1024 otherwise provided in this section, appeals involving an affordable

1025 housing application shall proceed in conformance with the provisions
1026 of section 8-8, 8-9, 8-28 or 8-30a, as applicable.

1027 (g) Upon an appeal taken under subsection (f) of this section, the
1028 burden shall be on the commission to prove, based upon the evidence
1029 in the record compiled before such commission, that the decision from
1030 which such appeal is taken and the reasons cited for such decision are
1031 supported by sufficient evidence in the record. The commission shall
1032 also have the burden to prove, based upon the evidence in the record
1033 compiled before such commission, that (1) (A) the decision is necessary
1034 to protect substantial public interests in health, safety or other matters
1035 which the commission may legally consider; (B) such public interests
1036 clearly outweigh the need for affordable housing; and (C) such public
1037 interests cannot be protected by reasonable changes to the affordable
1038 housing development, or (2) (A) the application which was the subject
1039 of the decision from which such appeal was taken would locate
1040 affordable housing in an area which is zoned for industrial use and
1041 which does not permit residential uses; and (B) the development is not
1042 assisted housing. If the commission does not satisfy its burden of proof
1043 under this subsection, the court shall wholly or partly revise, modify,
1044 remand or reverse the decision from which the appeal was taken in a
1045 manner consistent with the evidence in the record before it.

1046 (h) Following a decision by a commission to reject an affordable
1047 housing application or to approve an application with restrictions
1048 [which] that have a substantial adverse impact on the viability of the
1049 affordable housing development or the degree of affordability of the
1050 affordable dwelling units, the applicant may, within the period for filing
1051 an appeal of such decision, submit to the commission a proposed
1052 modification of its proposal responding to some or all of the objections
1053 or restrictions articulated by the commission, which shall be treated as
1054 an amendment to the original proposal. The day of receipt of such a
1055 modification shall be determined in the same manner as the day of
1056 receipt is determined for an original application. The filing of such a
1057 proposed modification shall stay the period for filing an appeal from the

1058 decision of the commission on the original application. The commission
1059 shall hold a public hearing on the proposed modification if it held a
1060 public hearing on the original application and may hold a public
1061 hearing on the proposed modification if it did not hold a public hearing
1062 on the original application. The commission shall render a decision on
1063 the proposed modification not later than sixty-five days after the receipt
1064 of such proposed modification, provided, if, in connection with a
1065 modification submitted under this subsection, the applicant applies for
1066 a permit for an activity regulated pursuant to sections 22a-36 to 22a-45,
1067 inclusive, and the time for a decision by the commission on such
1068 modification under this subsection would lapse prior to the thirty-fifth
1069 day after a decision by an inland wetlands and watercourses agency, the
1070 time period for decision by the commission on the modification under
1071 this subsection shall be extended to thirty-five days after the decision of
1072 such agency. The commission shall issue notice of its decision as
1073 provided by law. Failure of the commission to render a decision within
1074 said sixty-five days or subsequent extension period permitted by this
1075 subsection shall constitute a rejection of the proposed modification.
1076 Within the time period for filing an appeal on the proposed modification
1077 as set forth in section 8-8, 8-9, 8-28 or 8-30a, as applicable, the applicant
1078 may appeal the commission's decision on the original application and
1079 the proposed modification in the manner set forth in this section.
1080 Nothing in this subsection shall be construed to limit the right of an
1081 applicant to appeal the original decision of the commission in the
1082 manner set forth in this section without submitting a proposed
1083 modification or to limit the issues which may be raised in any appeal
1084 under this section.

1085 (i) Nothing in this section shall be deemed to preclude any right of
1086 appeal under the provisions of section 8-8, 8-9, 8-28 or 8-30a.

1087 (j) A commission or its designated authority shall have, with respect
1088 to compliance of an affordable housing development with the
1089 provisions of this chapter, the same powers and remedies provided to
1090 commissions by section 8-12.

1091 (k) The affordable housing appeals procedure established under this
1092 section shall not be available if the real property which is the subject of
1093 the application is located in a municipality in which at least ten per cent
1094 of all dwelling units in the municipality are (1) assisted housing, (2)
1095 currently financed by Connecticut Housing Finance Authority
1096 mortgages, (3) subject to binding recorded deeds containing covenants
1097 or restrictions which require that such dwelling units be sold or rented
1098 at, or below, prices which will preserve the units as housing for which
1099 persons and families pay thirty per cent or less of income, where such
1100 income is less than or equal to eighty per cent of the median income, (4)
1101 mobile manufactured homes located in mobile manufactured home
1102 parks or legally approved accessory apartments, which homes or
1103 apartments are subject to binding recorded deeds containing covenants
1104 or restrictions which require that such dwelling units be sold or rented
1105 at, or below, prices which will preserve the units as housing for which,
1106 for a period of not less than ten years, persons and families pay thirty
1107 per cent or less of income, where such income is less than or equal to
1108 eighty per cent of the median income, or (5) mobile manufactured
1109 homes located in resident-owned mobile manufactured home parks. For
1110 the purposes of calculating the total number of dwelling units in a
1111 municipality, accessory apartments built or permitted after January 1,
1112 2022, but that are not described in subdivision (4) of this subsection,
1113 shall not be counted toward such total number. The municipalities
1114 meeting the criteria set forth in this subsection shall be listed in the
1115 report submitted under section 8-37qqq. As used in this subsection,
1116 "accessory apartment" has the same meaning as provided in section 8-
1117 1a, and "resident-owned mobile manufactured home park" means a
1118 mobile manufactured home park consisting of mobile manufactured
1119 homes located on land that is deed restricted, and, at the time of issuance
1120 of a loan for the purchase of such land, such loan required seventy-five
1121 per cent of the units to be leased to persons with incomes equal to or less
1122 than eighty per cent of the median income, and either (A) forty per cent
1123 of said seventy-five per cent to be leased to persons with incomes equal
1124 to or less than sixty per cent of the median income, or (B) twenty per
1125 cent of said seventy-five per cent to be leased to persons with incomes

1126 equal to or less than fifty per cent of the median income.

1127 (l) (1) Except as provided in subdivision (2) of this subsection, the
1128 affordable housing appeals procedure established under this section
1129 shall not be applicable to an affordable housing application filed with a
1130 commission during a moratorium, which shall commence after (A) a
1131 certification of affordable housing project completion issued by the
1132 commissioner is published in the Connecticut Law Journal, or (B) notice
1133 of a provisional approval is published pursuant to subdivision (4) of this
1134 subsection. Any such moratorium shall be for a period of four years,
1135 except that for any municipality that has (i) twenty thousand or more
1136 dwelling units, as reported in the most recent United States decennial
1137 census, and (ii) previously qualified for a moratorium in accordance
1138 with this section, any subsequent moratorium shall be for a period of
1139 five years. Any moratorium that is in effect on October 1, 2002, is
1140 extended by one year.

1141 (2) Such moratorium shall not apply to (A) affordable housing
1142 applications for assisted housing in which ninety-five per cent of the
1143 dwelling units are restricted to persons and families whose income is
1144 less than or equal to sixty per cent of the median income, (B) other
1145 affordable housing applications for assisted housing containing forty or
1146 fewer dwelling units, or (C) affordable housing applications which were
1147 filed with a commission pursuant to this section prior to the date upon
1148 which the moratorium takes effect.

1149 (3) Eligible units completed after a moratorium has begun may be
1150 counted toward establishing eligibility for a subsequent moratorium.

1151 (4) (A) The commissioner shall issue a certificate of affordable
1152 housing project completion for the purposes of this subsection upon
1153 finding that there has been completed within the municipality one or
1154 more affordable housing developments which create housing unit-
1155 equivalent points equal to (i) the greater of two per cent of all dwelling
1156 units in the municipality, as reported in the most recent United States
1157 decennial census, or seventy-five housing unit-equivalent points, or (ii)

1158 for any municipality that has (I) adopted [an affordable housing plan] a
1159 plan to affirmatively further fair housing in accordance with section 8-
1160 30j, as amended by this act, (II) twenty thousand or more dwelling units,
1161 as reported in the most recent United States decennial census, and (III)
1162 previously qualified for a moratorium in accordance with this section,
1163 one and one-half per cent of all dwelling units in the municipality, as
1164 reported in the most recent United States decennial census.

1165 (B) A municipality may apply for a certificate of affordable housing
1166 project completion pursuant to this subsection by applying in writing to
1167 the commissioner, and including documentation showing that the
1168 municipality has accumulated the required number of points within the
1169 applicable time period. Such documentation shall include the location
1170 of each dwelling unit being counted, the number of points each dwelling
1171 unit has been assigned, and the reason, pursuant to this subsection, for
1172 assigning such points to such dwelling unit. Upon receipt of such
1173 application, the commissioner shall promptly cause a notice of the filing
1174 of the application to be published in the Connecticut Law Journal,
1175 stating that public comment on such application shall be accepted by the
1176 commissioner for a period of thirty days after the publication of such
1177 notice. Not later than ninety days after the receipt of such application,
1178 the commissioner shall either approve or reject such application. Such
1179 approval or rejection shall be accompanied by a written statement of the
1180 reasons for approval or rejection, pursuant to the provisions of this
1181 subsection. If the application is approved, the commissioner shall
1182 promptly cause a certificate of affordable housing project completion to
1183 be published in the Connecticut Law Journal. If the commissioner fails
1184 to either approve or reject the application within such ninety-day
1185 period, such application shall be deemed provisionally approved, and
1186 the municipality may cause notice of such provisional approval to be
1187 published in a conspicuous manner in a daily newspaper having general
1188 circulation in the municipality, in which case, such moratorium shall
1189 take effect upon such publication. The municipality shall send a copy of
1190 such notice to the commissioner. Such provisional approval shall
1191 remain in effect unless the commissioner subsequently acts upon and

1192 rejects the application, in which case the moratorium shall terminate
1193 upon notice to the municipality by the commissioner.

1194 (5) For the purposes of this subsection, "elderly units" are dwelling
1195 units whose occupancy is restricted by age, "family units" are dwelling
1196 units whose occupancy is not restricted by age, and "resident-owned
1197 mobile manufactured home park" has the same meaning as provided in
1198 subsection (k) of this section.

1199 (6) For the purposes of this subsection, housing unit-equivalent
1200 points shall be determined by the commissioner as follows: (A) No
1201 points shall be awarded for a unit unless its occupancy is restricted to
1202 persons and families whose income is equal to or less than eighty per
1203 cent of the median income, except that unrestricted units in a set-aside
1204 development shall be awarded one-fourth point each. (B) Family units
1205 restricted to persons and families whose income is equal to or less than
1206 eighty per cent of the median income shall be awarded one point if an
1207 ownership unit and one and one-half points if a rental unit. (C) Family
1208 units restricted to persons and families whose income is equal to or less
1209 than sixty per cent of the median income shall be awarded one and one-
1210 half points if an ownership unit and two points if a rental unit. (D)
1211 Family units restricted to persons and families whose income is equal to
1212 or less than forty per cent of the median income shall be awarded two
1213 points if an ownership unit and two and one-half points if a rental unit.
1214 (E) Elderly units restricted to persons and families whose income is
1215 equal to or less than eighty per cent of the median income shall be
1216 awarded one-half point. (F) A set-aside development containing family
1217 units which are rental units shall be awarded additional points equal to
1218 twenty-two per cent of the total points awarded to such development,
1219 provided the application for such development was filed with the
1220 commission prior to July 6, 1995. (G) A mobile manufactured home in a
1221 resident-owned mobile manufactured home park shall be awarded
1222 points as follows: One and one-half points when occupied by persons
1223 and families with an income equal to or less than eighty per cent of the
1224 median income; two points when occupied by persons and families with

1225 an income equal to or less than sixty per cent of the median income; and
1226 one-fourth point for the remaining units. (H) A middle housing unit in
1227 a set-aside development developed as of right within one-quarter mile
1228 of any transit district established pursuant to chapter 103a shall be
1229 awarded one-half point.

1230 (7) Points shall be awarded only for dwelling units which (A) were
1231 newly-constructed units in an affordable housing development, as that
1232 term was defined at the time of the affordable housing application, for
1233 which a certificate of occupancy was issued after July 1, 1990, (B) were
1234 newly subjected after July 1, 1990, to deeds containing covenants or
1235 restrictions which require that, for at least the duration required by
1236 subsection (a) of this section for set-aside developments on the date
1237 when such covenants or restrictions took effect, such dwelling units
1238 shall be sold or rented at, or below, prices which will preserve the units
1239 as affordable housing for persons or families whose income does not
1240 exceed eighty per cent of the median income, or (C) are located in a
1241 resident-owned mobile manufactured home park.

1242 (8) Points shall be subtracted, applying the formula in subdivision (6)
1243 of this subsection, for any affordable dwelling unit which, on or after
1244 July 1, 1990, was affected by any action taken by a municipality which
1245 caused such dwelling unit to cease being counted as an affordable
1246 dwelling unit.

1247 (9) A newly-constructed unit shall be counted toward a moratorium
1248 when it receives a certificate of occupancy. A newly-restricted unit shall
1249 be counted toward a moratorium when its deed restriction takes effect.

1250 (10) The affordable housing appeals procedure shall be applicable to
1251 affordable housing applications filed with a commission after a three-
1252 year moratorium expires, except (A) as otherwise provided in
1253 subsection (k) of this section, or (B) when sufficient unit-equivalent
1254 points have been created within the municipality during one
1255 moratorium to qualify for a subsequent moratorium.

1256 (11) The commissioner shall, within available appropriations, adopt
1257 regulations in accordance with chapter 54 to carry out the purposes of
1258 this subsection. Such regulations shall specify the procedure to be
1259 followed by a municipality to obtain a moratorium, and shall include
1260 the manner in which a municipality is to document the units to be
1261 counted toward a moratorium. A municipality may apply for a
1262 moratorium in accordance with the provisions of this subsection prior
1263 to, as well as after, such regulations are adopted.

1264 Sec. 27. Section 8-30h of the general statutes is repealed and the
1265 following is substituted in lieu thereof (*Effective October 1, 2023*):

1266 On and after January 1, 1996, the developer, owner or manager of an
1267 affordable housing development, developed pursuant to subparagraph
1268 (B) of subdivision [(1)] (2) of subsection (a) of section 8-30g, as amended
1269 by this act, that includes rental units shall provide annual certification
1270 to the commission that the development continues to be in compliance
1271 with the covenants and deed restrictions required under said section. If
1272 the development does not comply with such covenants and deed
1273 restrictions, the developer, owner or manager shall rent the next
1274 available units to persons and families whose incomes satisfy the
1275 requirements of the covenants and deed restrictions until the
1276 development is in compliance. The commission may inspect the income
1277 statements of the tenants of the restricted units upon which the
1278 developer, owner or manager bases the certification. Such tenant
1279 statements shall be confidential and shall not be deemed public records
1280 for the purposes of the Freedom of Information Act, as defined in section
1281 1-200.

1282 Sec. 28. (NEW) (*Effective from passage*) (a) For purposes of this section:

1283 (1) "Commissioner" means the Commissioner of Housing;

1284 (2) "Public housing authority" means any housing authority
1285 established pursuant to chapter 128 of the general statutes;

1286 (3) "Affordable housing programs" means the rental assistance

1287 program, the federal Housing Choice Voucher Program or any other
1288 program administered by the state that provides rental payment
1289 subsidies for residential dwellings; and

1290 (4) "Common application" means a standardized application form
1291 developed by the commissioner, the Connecticut Housing Finance
1292 Authority and certain public housing authorities for affordable housing
1293 in the state.

1294 (b) Not later than July 1, 2024, the commissioner, in consultation with
1295 the Connecticut Housing Finance Authority and representatives of any
1296 public housing authority located in the state selected by the
1297 commissioner, shall develop and implement a common application for
1298 any individual or family seeking benefits under an affordable housing
1299 program in the state.

1300 (c) On and after July 1, 2024, any entity in the state that administers
1301 any affordable housing program shall accept a common application
1302 submitted by any individual or family seeking affordable housing.

1303 (d) The commissioner may adopt regulations, in accordance with the
1304 provisions of chapter 54 of the general statutes, to carry out the purposes
1305 of this section.

1306 Sec. 29. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of
1307 Housing, within available appropriations, and in consultation with the
1308 Connecticut Housing Finance Authority and representatives of any
1309 public housing authority in the state selected by the commissioner, shall
1310 establish a program to encourage and recruit owners of rental real
1311 property to accept from prospective tenants any federal Housing Choice
1312 Voucher, rental assistance program certificate or payment from any
1313 other program administered by the state that provides rental payment
1314 subsidies for residential dwellings. Such program may include, but need
1315 not be limited to, advertisements, community outreach events and
1316 communications to owners of rental real property who utilize other
1317 programs concerning such property administered by the state.

1318 (b) Not later than October 1, 2024, and annually thereafter, the
1319 commissioner shall submit a report concerning (1) the program,
1320 including an analysis of the effectiveness of the program in recruiting
1321 owners of rental real property to accept vouchers, certificates and any
1322 other rental payment subsidies, and (2) the commissioner's
1323 recommendations concerning the program to the joint standing
1324 committee of the General Assembly having cognizance of matters
1325 relating to housing, in accordance with the provisions of section 11-4a
1326 of the general statutes.

1327 Sec. 30. (*Effective from passage*) (a) The Commissioner of Housing shall,
1328 within available appropriations, conduct a study on methods to
1329 improve the efficiency of processing applications for the rental
1330 assistance program. In conducting the study, the commissioner shall
1331 consider the following:

1332 (1) An analysis of the current processing time for rental assistance
1333 applications, including, but not limited to, relevant inspection timelines;

1334 (2) An assessment of the current application process, including any
1335 barriers or challenges to applicants or rental real property owners;

1336 (3) Recommendations for improving the efficiency of the application
1337 process, including the use of technology and alternative processing
1338 methods; and

1339 (4) An estimate of the cost associated with implementing any
1340 recommended improvements.

1341 (b) Not later than January 1, 2024, the commissioner shall submit a
1342 report on the commissioner's findings and recommendations to the joint
1343 standing committee of the General Assembly having cognizance of
1344 matters relating to housing, in accordance with the provisions of section
1345 11-4a of the general statutes. The report shall include the findings of the
1346 commissioner and the commissioner's recommendations for improving
1347 the efficiency of processing applications for the rental assistance
1348 program.

1349 Sec. 31. Section 8-345 of the general statutes is repealed and the
1350 following is substituted in lieu thereof (*Effective October 1, 2023*):

1351 (a) The Commissioner of Housing shall implement and administer a
1352 program of rental assistance for low-income families living in privately-
1353 owned rental housing. For the purposes of this section, a low-income
1354 family is one whose income does not exceed fifty per cent of the median
1355 family income for the area of the state in which such family lives, as
1356 determined by the commissioner.

1357 (b) Housing eligible for participation in the program shall comply
1358 with applicable state and local health, housing, building and safety
1359 codes.

1360 (c) In addition to an element in which rental assistance certificates are
1361 made available to qualified tenants, to be used in eligible housing which
1362 such tenants are able to locate, the program may include a housing
1363 support element in which rental assistance for tenants is linked to
1364 participation by the property owner in other municipal, state or federal
1365 housing repair, rehabilitation or financing programs. The commissioner
1366 shall use rental assistance under this section so as to encourage the
1367 preservation of existing housing and the revitalization of
1368 neighborhoods or the creation of additional rental housing.

1369 (d) The commissioner may designate a portion of the rental assistance
1370 available under the program for tenant-based and project-based
1371 supportive housing units. To the extent practicable rental assistance for
1372 supportive housing shall adhere to the requirements of the federal
1373 Housing Choice Voucher Program, 42 USC 1437f(o), relative to
1374 calculating the tenant's share of the rent to be paid.

1375 (e) The commissioner shall administer the program under this section
1376 to promote housing choice for certificate holders and encourage racial
1377 and economic integration. The commissioner shall affirmatively seek to
1378 expend all funds appropriated for the program on an annual basis. The
1379 commissioner shall establish maximum rent levels for each municipality

1380 in a manner that promotes the use of the program in all municipalities.
1381 Any certificate issued pursuant to this section may be used for housing
1382 in any municipality in the state. The commissioner shall inform
1383 certificate holders that a certificate may be used in any municipality and,
1384 to the extent practicable, the commissioner shall assist certificate holders
1385 in finding housing in the municipality of their choice.

1386 (f) Nothing in this section shall give any person a right to continued
1387 receipt of rental assistance at any time that the program is not funded.

1388 (g) The commissioner shall adopt regulations in accordance with the
1389 provisions of chapter 54 to carry out the purposes of this section. The
1390 regulations shall establish maximum income eligibility guidelines for
1391 such rental assistance and criteria for determining the amount of rental
1392 assistance which shall be provided to eligible families.

1393 (h) Any person aggrieved by a decision of the commissioner or the
1394 commissioner's agent pursuant to the program under this section shall
1395 have the right to a hearing in accordance with the provisions of section
1396 8-37gg.

1397 Sec. 32. (NEW) (*Effective July 1, 2023*) (a) As used in this section:

1398 (1) "Landlord" has the same meaning as provided in section 47a-1 of
1399 the general statutes, as amended by this act;

1400 (2) "Dwelling unit" has the same meaning as provided in section 47a-
1401 1 of the general statutes, as amended by this act;

1402 (3) "Program-eligible tenant" means any person or family who is the
1403 recipient of (A) a rental assistance program certificate issued by the
1404 state, (B) a voucher issued under the federal Housing Choice Voucher
1405 program, or (C) any other form of rental subsidy from the state; and

1406 (4) "Eligible expenses" means (A) lost rent incurred while holding a
1407 dwelling unit for a program-eligible tenant while such tenant seeks any
1408 necessary approval from the state rental assistance program, federal

1409 Housing Choice Voucher program or any other state rental subsidy
1410 provider concerning such tenant's prospective tenancy, up to a
1411 maximum of two months' rent, (B) lost rent incurred due to a vacancy
1412 caused by an inspection required pursuant to subsection (c) of this
1413 section and the cost of any required repairs deemed necessary pursuant
1414 to such inspection up to a maximum of one month's rent, (C) the cost to
1415 repair damages caused by a program-eligible tenant exceeding normal
1416 wear and tear up to a maximum of one month's rent, and (D) lost rent
1417 associated with early termination of the lease by a program-eligible
1418 tenant up to a maximum of one month's rent.

1419 (b) The Commissioner of Housing shall establish a landlord relief
1420 pilot program designed to provide financial assistance to any eligible
1421 landlord in the state for eligible expenses such landlord may incur in the
1422 process of renting or seeking to rent a dwelling unit to a program-
1423 eligible tenant. Such financial assistance shall be limited to five
1424 thousand dollars per tenancy, or ten thousand dollars per dwelling unit,
1425 whichever is less, and shall be prorated based on the time between the
1426 program-eligible tenant's application for the dwelling unit and the date
1427 upon which such tenant commences a tenancy in the dwelling unit.

1428 (c) On and after December 1, 2023, the commissioner shall accept
1429 applications, in a form to be specified by the commissioner, from any
1430 landlord for financial assistance under the pilot program. The
1431 commissioner shall establish inspection criteria for any dwelling unit of
1432 a landlord applying for participation in the pilot program. Such
1433 inspection criteria shall require regular inspections of any dwelling unit
1434 of a landlord participating in the pilot program. The commissioner may
1435 adopt additional eligibility criteria for landlords based on the amount of
1436 rent charged by a landlord and any other criteria the commissioner
1437 deems appropriate for the administration of the pilot program.

1438 (d) On or before December 1, 2024, and annually thereafter until
1439 December 31, 2026, the commissioner shall submit a report, in
1440 accordance with the provisions of section 11-4a of the general statutes,
1441 to the joint standing committee of the General Assembly having

1442 cognizance of matters relating to housing (1) analyzing the success of
1443 the pilot program in increasing the number of program-eligible tenants
1444 obtaining tenancy in the state, and (2) recommending whether a
1445 permanent program should be established in the state and, if so, any
1446 proposed legislation for such program.

1447 (e) The pilot program established pursuant to this section shall
1448 terminate on December 31, 2026.

1449 Sec. 33. (NEW) (*Effective January 1, 2024, and applicable to any summary*
1450 *process action disposed of before or after such date*) (a) In any summary
1451 process action instituted pursuant to chapter 832 or 412 of the general
1452 statutes, not more than thirty days after (1) the withdrawal of such
1453 action, (2) a judgment of dismissal or nonsuit of such action upon any
1454 grounds, or (3) a final disposition of such action that includes a
1455 judgment for the defendant, the Judicial Branch shall remove from its
1456 Internet web site any record or identifying information concerning such
1457 summary process action.

1458 (b) In any summary process action instituted pursuant to chapter 832
1459 or 412 of the general statutes, not later than two years after the entry of
1460 a judgment for the plaintiff, the Judicial Branch shall remove from its
1461 Internet web site any record or identifying information concerning such
1462 summary process action, except that any such record or identifying
1463 information may be removed from the Judicial Branch Internet web site
1464 at an earlier date upon order of the court.

1465 (c) If there is any activity in a case that has had any record or
1466 identifying information associated with such case removed pursuant to
1467 subsection (a) or (b) of this section, or if a case continues beyond the date
1468 upon which any such record or information is required to be removed
1469 pursuant to subsection (a) or (b) of this section because of an appeal, the
1470 Judicial Branch shall restore the case to, or retain the case on, the Judicial
1471 Branch Internet web site, together with any such record and information
1472 associated with such case. For any record and identifying information
1473 restored or retained on the Judicial Branch Internet web site pursuant to

1474 this subsection, any such record or information shall remain on such
1475 web site for thirty days after the final disposition of the associated case,
1476 or for the applicable time period from the original disposition specified
1477 in subsection (a) or (b) of this section, whichever is later.

1478 (d) Any record or identifying information concerning any summary
1479 process action that has been removed from the Judicial Branch Internet
1480 web site pursuant to this section shall not be included in any sale or
1481 transfer of bulk case records by the Judicial Branch to any person or
1482 entity purchasing such records for any commercial purpose.

1483 (e) No person or entity shall, for any commercial purpose, disclose
1484 any record or identifying information concerning any summary process
1485 action that has been removed from the Judicial Branch Internet web site
1486 pursuant to subsections (a) and (b) of this section. As used in this
1487 section, "commercial purpose" means (1) the individual or bulk sale of
1488 any record or identifying information concerning any summary process
1489 action, (2) the making of consumer reports containing any such record
1490 or information, (3) any use related to screening any prospective tenant
1491 to determine the suitability of such prospective tenant, and (4) any other
1492 use of any such record or information for pecuniary gain, but does not
1493 include the use of any such record or information for governmental,
1494 scholarly, educational, journalistic or any other noncommercial
1495 purpose.

1496 (f) Nothing in this section shall preclude the publication of any formal
1497 written judicial opinion by the Judicial Branch or by any case reporting
1498 service.

1499 Sec. 34. Section 12-494 of the general statutes is repealed and the
1500 following is substituted in lieu thereof (*Effective July 1, 2023*):

1501 (a) There is imposed a tax on each deed, instrument or writing,
1502 whereby any lands, tenements or other realty is granted, assigned,
1503 transferred or otherwise conveyed to, or vested in, the purchaser, or any
1504 other person by such purchaser's direction, when the consideration for

1505 the interest or property conveyed equals or exceeds two thousand
1506 dollars:

1507 (1) Subject to the provisions of [subsection] subsections (b) and (c) of
1508 this section, at the rate of three-quarters of one per cent of the
1509 consideration for the interest in real property conveyed by such deed,
1510 instrument or writing, the revenue from which shall be remitted by the
1511 town clerk of the municipality in which such tax is paid, not later than
1512 ten days following receipt thereof, to the Commissioner of Revenue
1513 Services for deposit to the credit of the state General Fund, except as
1514 provided in subsection (e) of this section; and

1515 (2) At the rate of one-fourth of one per cent of the consideration for
1516 the interest in real property conveyed by such deed, instrument or
1517 writing, provided the amount imposed under this subdivision shall
1518 become part of the general revenue of the municipality in accordance
1519 with section 12-499.

1520 (b) The rate of tax imposed under subdivision (1) of subsection (a) of
1521 this section shall, in lieu of the rate under said subdivision (1), be
1522 imposed on certain conveyances as follows:

1523 (1) In the case of any conveyance of real property which at the time
1524 of such conveyance is used for any purpose other than residential use,
1525 except unimproved land, the tax under said subdivision (1) shall be
1526 imposed at the rate of one and one-quarter per cent of the consideration
1527 for the interest in real property conveyed;

1528 (2) [In] Except as provided in subsection (c) of this section, in the case
1529 of any conveyance in which the real property conveyed is a residential
1530 estate, including a primary dwelling and any auxiliary housing or
1531 structures, regardless of the number of deeds, instruments or writings
1532 used to convey such residential real estate, for which the consideration
1533 or aggregate consideration, as the case may be, in such conveyance is
1534 eight hundred thousand dollars or more, the tax under said subdivision
1535 (1) shall be imposed:

1536 (A) At the rate of three-quarters of one per cent on that portion of
1537 such consideration up to and including the amount of eight hundred
1538 thousand dollars;

1539 (B) Prior to July 1, 2020, at the rate of one and one-quarter per cent on
1540 that portion of such consideration in excess of eight hundred thousand
1541 dollars; and

1542 (C) On and after July 1, 2020, (i) at the rate of one and one-quarter per
1543 cent on that portion of such consideration in excess of eight hundred
1544 thousand dollars up to and including the amount of two million five
1545 hundred thousand dollars, and (ii) at the rate of two and one-quarter
1546 per cent on that portion of such consideration in excess of two million
1547 five hundred thousand dollars; and

1548 (3) In the case of any conveyance in which real property on which
1549 mortgage payments have been delinquent for not less than six months
1550 is conveyed to a financial institution or its subsidiary that holds such a
1551 delinquent mortgage on such property, the tax under said subdivision
1552 (1) shall be imposed at the rate of three-quarters of one per cent of the
1553 consideration for the interest in real property conveyed. For the
1554 purposes of subdivision (1) of this subsection, "unimproved land"
1555 includes land designated as farm, forest or open space land.

1556 (c) On and after July 1, 2023, for a purchaser that is a business entity
1557 other than a sole proprietorship, limited liability company or limited
1558 liability partnership, in the case of any conveyance in which the real
1559 property conveyed is a residential estate, including a primary dwelling
1560 and any auxiliary housing or structures, regardless of the number of
1561 deeds, instruments or writings used to convey such residential real
1562 estate, the rate of tax shall, in lieu of the rate under subdivision (1) of
1563 subsection (a) of this section or subdivision (2) of subsection (b) of this
1564 section, be imposed:

1565 (1) At the rate of one per cent on that portion of such consideration
1566 up to and including the amount of eight hundred thousand dollars;

1567 (2) At the rate of one and one-half per cent on that portion of such
1568 consideration in excess of eight hundred thousand dollars up to and
1569 including the amount of two million five hundred thousand dollars; and

1570 (3) At the rate of two and one-half per cent on that portion of such
1571 consideration in excess of two million five hundred thousand dollars.

1572 [(c)] (d) In addition to the tax imposed under subsection (a) of this
1573 section, any targeted investment community, as defined in section 32-
1574 222, or any municipality in which properties designated as
1575 manufacturing plants under section 32-75c are located, may, on or after
1576 March 15, 2003, impose an additional tax on each deed, instrument or
1577 writing, whereby any lands, tenements or other realty is granted,
1578 assigned, transferred or otherwise conveyed to, or vested in, the
1579 purchaser, or any other person by [his] such purchaser's direction, when
1580 the consideration for the interest or property conveyed equals or
1581 exceeds two thousand dollars, which additional tax shall be at a rate of
1582 up to one-fourth of one per cent of the consideration for the interest in
1583 real property conveyed by such deed, instrument or writing. The
1584 revenue from such additional tax shall become part of the general
1585 revenue of the municipality in accordance with section 12-499.

1586 (e) On and after July 1, 2023, the Comptroller shall transfer from the
1587 General Fund to the Housing Trust Fund established under section 8-
1588 336o, as amended by this act, any revenue received by the state each
1589 fiscal year in excess of one hundred eighty million dollars from the tax
1590 imposed under subdivision (1) of subsection (a) and subsections (b) and
1591 (c) of this section. On and after July 1, 2024, the threshold amount shall
1592 be adjusted annually by the percentage increase in inflation. As used in
1593 this subdivision, "increase in inflation" means the increase in the
1594 consumer price index for all urban consumers during the preceding
1595 calendar year, calculated on a December over December basis, using
1596 data reported by the United States Bureau of Labor Statistics.

1597 Sec. 35. Section 12-498 of the general statutes is repealed and the
1598 following is substituted in lieu thereof (*Effective July 1, 2023*):

1599 (a) The tax imposed by section 12-494, as amended by this act, shall
1600 not apply to:

1601 (1) Deeds [which] that this state is prohibited from taxing under the
1602 Constitution or laws of the United States;

1603 (2) Deeds [which] that secure a debt or other obligation;

1604 (3) Deeds to which this state or any of its political subdivisions or its
1605 or their respective agencies is a party;

1606 (4) Tax deeds;

1607 (5) Deeds of release of property [which] that is security for a debt or
1608 other obligation;

1609 (6) Deeds of partition;

1610 (7) Deeds made pursuant to mergers of corporations;

1611 (8) Deeds made by a subsidiary corporation to its parent corporation
1612 for no consideration other than the cancellation or surrender of the
1613 subsidiary's stock;

1614 (9) Deeds made pursuant to a decree of the Superior Court under
1615 section 46b-81, 49-24 or 52-495 or pursuant to a judgment of foreclosure
1616 by market sale under section 49-24 or pursuant to a judgment of loss
1617 mitigation under section 49-30t or 49-30u;

1618 (10) Deeds, when the consideration for the interest or property
1619 conveyed is less than two thousand dollars;

1620 (11) Deeds between affiliated corporations, provided both of such
1621 corporations are exempt from taxation pursuant to paragraph (2), (3) or
1622 (25) of Section 501(c) of the Internal Revenue Code of 1986, or any
1623 subsequent corresponding internal revenue code of the United States,
1624 as amended from time to time;

1625 (12) Deeds made by a corporation [which] that is exempt from
1626 taxation pursuant to paragraph (3) of Section 501(c) of the Internal
1627 Revenue Code of 1986, or any subsequent corresponding internal
1628 revenue code of the United States, as amended from time to time, to any
1629 corporation which is exempt from taxation pursuant to said paragraph
1630 (3) of said Section 501(c);

1631 (13) Deeds made to any nonprofit organization [which] that is
1632 organized for the purpose of holding undeveloped land in trust for
1633 conservation or recreation purposes;

1634 (14) Deeds between spouses;

1635 (15) Deeds of property for the Adriaen's Landing site or the stadium
1636 facility site, for purposes of the overall project, each as defined in section
1637 32-651;

1638 (16) Land transfers made on or after July 1, 1998, to a water company,
1639 as defined in section 16-1, provided the land is classified as class I or
1640 class II land, as defined in section 25-37c, after such transfer;

1641 (17) Transfers or conveyances to effectuate a mere change of identity
1642 or form of ownership or organization, where there is no change in
1643 beneficial ownership;

1644 (18) Conveyances of residential property [which] that occur not later
1645 than six months after the date on which the property was previously
1646 conveyed to the transferor if the transferor is (A) an employer [which]
1647 that acquired the property from an employee pursuant to an employee
1648 relocation plan, or (B) an entity in the business of purchasing and selling
1649 residential property of employees who are being relocated pursuant to
1650 such a plan;

1651 (19) Deeds in lieu of foreclosure that transfer the transferor's principal
1652 residence;

1653 (20) Any instrument that transfers the transferor's principal residence

1654 where the gross purchase price is insufficient to pay the sum of (A)
1655 mortgages encumbering the property transferred, and (B) any real
1656 property taxes and municipal utility or other charges for which the
1657 municipality may place a lien on the property and [which] that have
1658 priority over the mortgages encumbering the property transferred;
1659 [and]

1660 (21) Deeds that transfer the transferor's principal residence, where
1661 such residence has a concrete foundation that has deteriorated due to
1662 the presence of pyrrhotite and such transferor has obtained a written
1663 evaluation from a professional engineer licensed pursuant to chapter
1664 391 indicating that the foundation of such residence was made with
1665 defective concrete. The exemption authorized under this subdivision
1666 shall (A) apply to the first transfer of such residence after such written
1667 evaluation has been obtained, and (B) not be available to a transferor
1668 who has received financial assistance to repair or replace such
1669 foundation from the Crumbling Foundations Assistance Fund
1670 established under section 8-441; and

1671 (22) Deeds of property with dwelling units where all such units are
1672 deed restricted as affordable housing, as defined in section 8-39a. For
1673 deeds of property with dwelling units where a portion of such units are
1674 subject to such deed restrictions, the exemption authorized under this
1675 subdivision shall apply only with respect to the dwelling units subject
1676 to such deed restrictions and such exemption shall be reduced
1677 proportionally based on the number of units not subject to such deed
1678 restrictions.

1679 (b) The tax imposed by subdivision (1) of subsection (a) of section 12-
1680 494, as amended by this act, shall not apply to:

1681 (1) Deeds of the principal residence of any person approved for
1682 assistance under section 12-129b or 12-170aa for the current assessment
1683 year of the municipality in which such person resides or to any such
1684 transfer [which] that occurs within fifteen months of the completion of
1685 any municipal assessment year for which such person qualified for such

1686 assistance;

1687 (2) Deeds of property located in an area designated as an enterprise
1688 zone in accordance with section 32-70; and

1689 (3) Deeds of property located in an entertainment district designated
1690 under section 32-76 or established under section 2 of public act 93-311.

1691 Sec. 36. Section 8-336o of the general statutes is repealed and the
1692 following is substituted in lieu thereof (*Effective July 1, 2023*):

1693 (a) There is established the "Housing Trust Fund" which shall be a
1694 nonlapsing fund held by the Treasurer separate and apart from all other
1695 moneys, funds and accounts. The following funds shall be deposited in
1696 the fund in addition to any moneys required by law to be deposited in
1697 the fund: (1) Proceeds of bonds authorized by section 8-336n and section
1698 37 of this act; (2) all moneys received in return for financial assistance
1699 awarded from the Housing Trust Fund pursuant to the Housing Trust
1700 Fund program established under section 8-336p; (3) all private
1701 contributions received pursuant to section 8-336p; and (4) to the extent
1702 not otherwise prohibited by state or federal law, any local, state or
1703 federal funds received pursuant to section 8-336p. Investment earnings
1704 credited to the assets of said fund shall become part of the assets of said
1705 fund. The Treasurer shall invest the moneys held by the Housing Trust
1706 Fund subject to use for financial assistance under the Housing Trust
1707 Fund program.

1708 (b) Any moneys held in the Housing Trust Fund may, pending the
1709 use or application of the proceeds thereof for an authorized purpose, be
1710 (1) invested and reinvested in such obligations, securities and
1711 investments as are set forth in subsection (f) of section 3-20, in
1712 participation certificates in the Short Term Investment Fund created
1713 under sections 3-27a and 3-27f and in participation certificates or
1714 securities of the Tax-Exempt Proceeds Fund created under section 3-24a,
1715 (2) deposited or redeposited in such bank or banks at the direction of
1716 the Treasurer, or (3) invested in participation units in the combined

1717 investment funds, as defined in section 3-31b. Unless otherwise
1718 provided pursuant to subsection (c) of this section, proceeds from
1719 investments authorized by this subsection shall be credited to the
1720 Housing Trust Fund.

1721 (c) The moneys of the Housing Trust Fund shall be used to fund the
1722 Housing Trust Fund program established under section 8-336p and for
1723 the purposes set forth in subsection (b) of section 37 of this act, and are
1724 in addition to any other resources available from state, federal or other
1725 entities that support the program goals established in [said] section 8-
1726 336p.

1727 Sec. 37. (NEW) (*Effective July 1, 2023*) (a) For the purposes described
1728 in subsection (b) of this section, the State Bond Commission shall have
1729 the power from time to time to authorize the issuance of bonds of the
1730 state in one or more series and in principal amounts not exceeding in
1731 the aggregate seventy-five million dollars.

1732 (b) The proceeds of the sale of such bonds, to the extent of the amount
1733 stated in subsection (a) of this section, shall be used by the Department
1734 of Housing for the purpose of providing grants-in-aid for construction
1735 and renovation costs for the conversion of hotels, malls and office
1736 buildings to multifamily dwellings in nondistressed municipalities.

1737 (c) All provisions of section 3-20 of the general statutes, or the exercise
1738 of any right or power granted thereby, that are not inconsistent with the
1739 provisions of this section are hereby adopted and shall apply to all
1740 bonds authorized by the State Bond Commission pursuant to this
1741 section. Temporary notes in anticipation of the money to be derived
1742 from the sale of any such bonds so authorized may be issued in
1743 accordance with section 3-20 of the general statutes and from time to
1744 time renewed. Such bonds shall mature at such time or times not
1745 exceeding twenty years from their respective dates as may be provided
1746 in or pursuant to the resolution or resolutions of the State Bond
1747 Commission authorizing such bonds. None of such bonds shall be
1748 authorized except upon a finding by the State Bond Commission that

1749 there has been filed with it a request for such authorization that is signed
1750 by or on behalf of the Secretary of the Office of Policy and Management
1751 and states such terms and conditions as said commission, in its
1752 discretion, may require. Such bonds issued pursuant to this section shall
1753 be general obligations of the state and the full faith and credit of the state
1754 of Connecticut are pledged for the payment of the principal of and
1755 interest on such bonds as the same become due, and accordingly and as
1756 part of the contract of the state with the holders of such bonds,
1757 appropriation of all amounts necessary for punctual payment of such
1758 principal and interest is hereby made, and the State Treasurer shall pay
1759 such principal and interest as the same become due.

1760 Sec. 38. (*Effective July 1, 2023*) The sum of twenty million dollars is
1761 appropriated to the Department of Housing from the General Fund, for
1762 the fiscal years ending June 30, 2024, and June 30, 2025, for Coordinated
1763 Access Networks.

1764 Sec. 39. (*Effective July 1, 2023*) The sum of eighty-three million dollars
1765 is appropriated to the Department of Housing from the General Fund,
1766 for the fiscal years ending June 30, 2024, and June 30, 2025, for rental
1767 assistance programs.

1768 Sec. 40. (*Effective July 1, 2023*) The sum of two million dollars is
1769 appropriated to the Department of Housing from the General Fund, for
1770 the fiscal years ending June 30, 2024, and June 30, 2025, for the 2-1-1
1771 program.

1772 Sec. 41. (*Effective July 1, 2023*) The sum of five million dollars is
1773 appropriated to the Department of Housing from the General Fund, for
1774 the fiscal years ending June 30, 2024, and June 30, 2025, for diversionary
1775 and flexible housing programs.

1776 Sec. 42. (*Effective July 1, 2023*) The sum of two hundred fifty thousand
1777 dollars is appropriated to the Office of Policy and Management from the
1778 General Fund, for the fiscal year ending June 30, 2024, for hiring a
1779 consultant to develop model codes that may be adopted by

1780 municipalities in the state.

1781 Sec. 43. (Effective July 1, 2023) The sum of five million dollars is
1782 appropriated to the Office of Policy and Management from the General
1783 Fund, for the fiscal years ending June 30, 2024, and June 30, 2025, for
1784 providing grants to any regional council of governments for the
1785 development of regional housing inspection programs.

1786 Sec. 44. (Effective July 1, 2023) The sum of five million dollars is
1787 appropriated to the Department of Housing from the General Fund, for
1788 the fiscal year ending June 30, 2024, for the landlord relief pilot program,
1789 as provided in section 32 of this act.

1790 Sec. 45. (Effective July 1, 2023) The sum of five million dollars is
1791 appropriated to the Department of Housing from the General Fund, for
1792 the fiscal years ending June 30, 2024, and June 30, 2025, for assisting
1793 housing subsidy recipients to find eligible housing units.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2023	7-148(c)(7)(A)
Sec. 2	October 1, 2023	New section
Sec. 3	October 1, 2023	47a-1
Sec. 4	October 1, 2023	New section
Sec. 5	October 1, 2023	47a-23c
Sec. 6	October 1, 2023	8-41(a)
Sec. 7	October 1, 2023	8-68f
Sec. 8	October 1, 2023	8-68d
Sec. 9	October 1, 2023	47a-6a(a) and (b)
Sec. 10	October 1, 2023	46a-64b
Sec. 11	October 1, 2023	New section
Sec. 12	October 1, 2023	8-45a
Sec. 13	October 1, 2023	46a-51(8)
Sec. 14	October 1, 2023	46a-54(14)
Sec. 15	October 1, 2023	46a-74
Sec. 16	October 1, 2023	46a-82(a)
Sec. 17	October 1, 2023	46a-83(a) to (c)
Sec. 18	October 1, 2023	46a-83(g)(2)

Sec. 19	<i>October 1, 2023</i>	46a-86(c)
Sec. 20	<i>October 1, 2023</i>	46a-89(b)(1)
Sec. 21	<i>October 1, 2023</i>	46a-90a(b)
Sec. 22	<i>October 1, 2023</i>	46a-98a
Sec. 23	<i>October 1, 2023</i>	New section
Sec. 24	<i>October 1, 2023</i>	8-30j
Sec. 25	<i>from passage</i>	New section
Sec. 26	<i>October 1, 2023</i>	8-30g(a) to (l)
Sec. 27	<i>October 1, 2023</i>	8-30h
Sec. 28	<i>from passage</i>	New section
Sec. 29	<i>October 1, 2023</i>	New section
Sec. 30	<i>from passage</i>	New section
Sec. 31	<i>October 1, 2023</i>	8-345
Sec. 32	<i>July 1, 2023</i>	New section
Sec. 33	<i>January 1, 2024, and applicable to any summary process action disposed of before or after such date</i>	New section
Sec. 34	<i>July 1, 2023</i>	12-494
Sec. 35	<i>July 1, 2023</i>	12-498
Sec. 36	<i>July 1, 2023</i>	8-336o
Sec. 37	<i>July 1, 2023</i>	New section
Sec. 38	<i>July 1, 2023</i>	New section
Sec. 39	<i>July 1, 2023</i>	New section
Sec. 40	<i>July 1, 2023</i>	New section
Sec. 41	<i>July 1, 2023</i>	New section
Sec. 42	<i>July 1, 2023</i>	New section
Sec. 43	<i>July 1, 2023</i>	New section
Sec. 44	<i>July 1, 2023</i>	New section
Sec. 45	<i>July 1, 2023</i>	New section

Statement of Legislative Commissioners:

In Section 9(a)(3), a reference to "agent" was added for clarity; in Section 11(c), "with the Commission on Human Rights and Opportunities" was inserted for clarity; in Section 24(b), "of" was bracketed and "established by" was inserted for clarity; in Section 26, Subsecs. (a)(1) and (2) were reordered for consistency, in Subsec. (l)(4)(A), "an affordable housing plan" was bracketed and "a plan to affirmatively further fair housing" was inserted for accuracy; in Subsecs. (l)(1) (A) and (l)(4)(B), "on the eRegulations System" was deleted and the brackets around "the Connecticut Law Journal" removed for accuracy; in Sec. 34(e) a reference

to Subsec. (a) was replaced with Subsec. (a)(1) for accuracy and in Section 36 references to "section 36" were changed to "section 37" for accuracy.

HSG *Joint Favorable Subst.*