



General Assembly

January Session, 2023

***Raised Bill No. 6892***

LCO No. 5703



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

***AN ACT CONCERNING MUNICIPAL BLIGHT ORDINANCES.***

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

1 Section 1. Subsection (b) of section 8-169aa of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective October*  
3 *1, 2023*):

4 (b) (1) [In any municipality with a population of thirty-five thousand  
5 or more, a] Any party in interest may file a petition for the appointment  
6 of a receiver to take possession and undertake rehabilitation of a  
7 building within such municipality, which petition shall be filed in the  
8 superior court for the judicial district in which such building is located.  
9 The proceeding on the petition shall constitute an action in rem.

10 (2) (A) The petition shall include a sworn statement of the petitioner  
11 that, to the best of his or her knowledge, the building meets the  
12 conditions described in subdivision (2) of subsection (c) of this section  
13 on the date the petition is filed. The petition shall also include, to the  
14 extent available to the petitioner after his or her reasonable efforts to  
15 obtain the following information, (i) a copy of any citation or order

16 charging the owner of the building with being in violation of municipal  
17 code requirements or determining the building to be a public nuisance,  
18 blighted or unfit for human occupancy or use, (ii) a recommendation for  
19 appointment as receiver for the building, (iii) a preliminary plan  
20 detailing (I) initial cost estimates of rehabilitation of the building for  
21 purposes of compliance with the applicable municipal code and plan for  
22 the area adopted by the municipality in which the building is located,  
23 and (II) anticipated funding sources, and (iv) a schedule of each  
24 mortgage, lien or other encumbrance on the building.

25 (B) The petition may include any other property adjacent to the  
26 building, provided (i) such other property is owned by the same owner  
27 as the building, and (ii) the building and each such property are used  
28 for a single or interrelated purpose.

29 (3) A true copy of the petition shall be served on the owner of the  
30 building and each lienholder of record, including any municipality,  
31 unless such municipality is the petitioner, in the manner provided by  
32 section 52-57. In addition, the petitioner shall record a notice of lis  
33 pendens with the clerk of such municipality, in the manner provided by  
34 section 52-325.

35 Sec. 2. Subparagraph (H) of subdivision (7) of subsection (c) of section  
36 7-148 of the general statutes is repealed and the following is substituted  
37 in lieu thereof (*Effective October 1, 2023*):

38 (H) (i) Secure the safety of persons in or passing through the  
39 municipality by regulation of shows, processions, parades and music;

40 (ii) Regulate and prohibit the carrying on within the municipality of  
41 any trade, manufacture, business or profession which is, or may be, so  
42 carried on as to become prejudicial to public health, conducive to fraud  
43 and cheating, or dangerous to, or constituting an unreasonable  
44 annoyance to, those living or owning property in the vicinity;

45 (iii) Regulate auctions and garage and tag sales;

46 (iv) Prohibit, restrain, license and regulate the business of peddlers,  
47 auctioneers and junk dealers in a manner not inconsistent with the  
48 general statutes;

49 (v) Regulate and prohibit swimming or bathing in the public or  
50 exposed places within the municipality;

51 (vi) Regulate and license the operation of amusement parks and  
52 amusement arcades including, but not limited to, the regulation of  
53 mechanical rides and the establishment of the hours of operation;

54 (vii) Prohibit, restrain, license and regulate all sports, exhibitions,  
55 public amusements and performances and all places where games may  
56 be played;

57 (viii) Preserve the public peace and good order, prevent and quell  
58 riots and disorderly assemblages and prevent disturbing noises;

59 (ix) Establish a system to obtain a more accurate registration of births,  
60 marriages and deaths than the system provided by the general statutes  
61 in a manner not inconsistent with the general statutes;

62 (x) Control insect pests or plant diseases in any manner deemed  
63 appropriate;

64 (xi) Provide for the health of the inhabitants of the municipality and  
65 do all things necessary or desirable to secure and promote the public  
66 health;

67 (xii) Regulate the use of streets, sidewalks, highways, public places  
68 and grounds for public and private purposes;

69 (xiii) Make and enforce police, sanitary or other similar regulations  
70 and protect or promote the peace, safety, good government and welfare  
71 of the municipality and its inhabitants;

72 (xiv) Regulate, in addition to the requirements under section 7-282b,  
73 the installation, maintenance and operation of any device or equipment

74 in a residence or place of business which is capable of automatically  
75 calling and relaying recorded emergency messages to any state police  
76 or municipal police or fire department telephone number or which is  
77 capable of automatically calling and relaying recorded emergency  
78 messages or other forms of emergency signals to an intermediate third  
79 party which shall thereafter call and relay such emergency messages to  
80 a state police or municipal police or fire department telephone number.  
81 Such regulations may provide for penalties for the transmittal of false  
82 alarms by such devices or equipment;

83 (xv) Make and enforce regulations for the prevention and  
84 remediation of housing blight or blight upon any commercial real  
85 property, including regulations reducing assessments and authorizing  
86 designated agents of the municipality to enter property during  
87 reasonable hours for the purpose of remediating blighted conditions,  
88 provided such regulations define [housing] blight and require such  
89 municipality to give written notice of any violation to the owner [and  
90 occupant] of the property and provide a reasonable opportunity for the  
91 owner [and occupant] to remediate the blighted conditions prior to any  
92 enforcement action being taken, except that a municipality may take  
93 immediate enforcement action in the case of a violation at a property  
94 that is the third or more such blight violation at such property during  
95 the prior twelve-month period, and further provided such regulations  
96 shall not authorize such municipality or its designated agents to enter  
97 any dwelling house or structure on such property, and including  
98 regulations establishing a duty to maintain property and specifying  
99 standards to determine if there is neglect; prescribe civil penalties for  
100 the violation of such regulations of not [less than ten or] more than one  
101 hundred fifty dollars for each day that a violation continues if such  
102 violation occurs at an occupied property, not more than two hundred  
103 fifty dollars for each day that a violation continues if such violation  
104 occurs at a vacant property, and not more than one thousand dollars for  
105 each day that a violation continues at a property if such violation is the  
106 third or more such violation at such property during the prior twelve-  
107 month period, and, if such civil penalties are prescribed, such

108 municipality shall adopt a citation hearing procedure in accordance  
109 with section 7-152c;

110 (xvi) Regulate, on any property owned by or under the control of the  
111 municipality, any activity deemed to be deleterious to public health,  
112 including the burning of a lighted cigarette, cigar, pipe or similar device,  
113 whether containing, wholly or in part, tobacco or cannabis, as defined  
114 in section 21a-420, and the use or consumption of cannabis, including,  
115 but not limited to, electronic cannabis delivery systems, as defined in  
116 section 19a-342a, or vapor products, as defined in said section,  
117 containing cannabis. If the municipality's population is greater than fifty  
118 thousand, such regulations shall designate a place in the municipality  
119 in which public consumption of cannabis is permitted. Such regulations  
120 may prohibit the smoking of cannabis and the use of electronic cannabis  
121 delivery systems and vapor products containing cannabis in the  
122 outdoor sections of a restaurant. Such regulations may prescribe  
123 penalties for the violation of such regulations, provided such fine does  
124 not exceed fifty dollars for a violation of such regulations regarding  
125 consumption by an individual or a fine in excess of one thousand dollars  
126 to any business for a violation of such regulations;

127 Sec. 3. Subsection (c) of section 7-148jj of the general statutes is  
128 repealed and the following is substituted in lieu thereof (*Effective October*  
129 *1, 2023*):

130 (c) Nothing in this section shall prohibit or limit a municipality from  
131 adopting or enforcing an ordinance or regulation relating to the  
132 prevention of [housing] blight pursuant to subparagraph (H)(xv) of  
133 subdivision (7) of subsection (c) of section 7-148, the maintenance of safe  
134 and sanitary housing as provided in subparagraph (A) of subdivision  
135 (7) of subsection (c) of section 7-148, or the abatement of nuisances as  
136 provided in subparagraph (E) of subdivision (7) of subsection (c) of  
137 section 7-148.

138 Sec. 4. Subsection (a) of section 7-148o of the general statutes is  
139 repealed and the following is substituted in lieu thereof (*Effective October*

140 1, 2023):

141 (a) Except as provided in subsection (b) of this section, any person  
142 who, after written notice and a reasonable opportunity to remediate  
143 blighted conditions, wilfully violates any regulation adopted pursuant  
144 to subparagraph (H)(xv) of subdivision (7) of subsection (c) of section 7-  
145 148 concerning the prevention and remediation of [housing] blight shall  
146 be fined by the state not more than two hundred fifty dollars for each  
147 day for which it can be shown, based on actual inspection of the  
148 property on each such day, that the blighted conditions continued to  
149 exist after written notice to the owner or occupant as provided in this  
150 section, and the expiration of a reasonable opportunity to remediate.

151 Sec. 5. Subsection (a) of section 32-70a of the general statutes is  
152 repealed and the following is substituted in lieu thereof (*Effective October*  
153 *1, 2023*):

154 (a) On or before October 1, 2006, the Commissioner of Economic and  
155 Community Development shall establish goals for enterprise zones  
156 designated under section 32-70. The commissioner shall review such  
157 goals every five years and update them as necessary and appropriate.  
158 Such goals shall include, but not be limited to, increasing private  
159 investment, expanding the tax base, providing job training and job  
160 creation for residents of enterprise zones and reducing property  
161 abandonment and [housing] blight in enterprise zones.

162 Sec. 6. Subsection (b) of section 22a-250 of the general statutes is  
163 repealed and the following is substituted in lieu thereof (*Effective October*  
164 *1, 2023*):

165 (b) (1) Any person who violates any provision of subsection (a) of this  
166 section shall be fined not more than [one hundred ninety-nine] five  
167 hundred dollars. One-half of any fine collected pursuant to this  
168 subsection shall be payable to the state and one-half of such fine shall be  
169 payable to the municipality in which the arrest was made unless the  
170 arrest was made by a conservation officer, special conservation officer  
171 or patrolman appointed by the Commissioner of Energy and

172 Environmental Protection under authority of section 26-5, in which case  
173 one-half of such fine shall be payable to the Department of Energy and  
174 Environmental Protection. Any municipality, after conducting a hearing  
175 in accordance with an ordinance adopted pursuant to section 7-152c,  
176 may assess a separate administrative penalty of not more than five  
177 hundred dollars upon the responsible party or property owner, as  
178 applicable, if such litter includes any item of furniture or any discarded  
179 item listed in subsection (d) of this section.

180 (2) Whenever any person is convicted of a violation of subdivision (2)  
181 of subsection (a) of this section, the court shall, in addition to imposing  
182 the fine authorized by subdivision (1) of this subsection, impose a  
183 surcharge in an amount equal to fifty per cent of such fine. Any such  
184 surcharge collected pursuant to this subdivision shall be payable to the  
185 municipality in which the arrest was made unless the arrest was made  
186 by a conservation officer, special conservation officer or patrolman  
187 appointed by the Commissioner of Energy and Environmental  
188 Protection under authority of section 26-5, in which case such surcharge  
189 shall be payable to the Department of Energy and Environmental  
190 Protection.

191 (3) When any such material or substances are thrown, blown,  
192 scattered or spilled from a vehicle, the operator thereof shall be deemed  
193 prima facie to have committed such offense.

194 Sec. 7. Subsection (b) of section 51-164n of the general statutes is  
195 repealed and the following is substituted in lieu thereof (*Effective October*  
196 *1, 2023*):

197 (b) Notwithstanding any provision of the general statutes, any person  
198 who is alleged to have committed (1) a violation under the provisions of  
199 section 1-9, 1-10, 1-11, 2-71h, 4b-13, 7-13, 7-14, 7-35 or 7-41, subsection (c)  
200 of section 7-66, section 7-83, 7-147h, 7-148, as amended by this act, 7-  
201 148f, [7-148o,] 7-283, 7-325, 7-393, 8-12, 8-25, 8-27, 9-63, 9-322, 9-350, 10-  
202 185, 10-193, 10-197, 10-198, 10-230, 10-251, 10-254, 10a-35, 12-52, 12-54,  
203 12-129b or 12-170aa, subdivision (3) of subsection (e) of section 12-286,

204 section 12-286a, 12-292, 12-314b or 12-326g, subdivision (4) of section 12-  
205 408, subdivision (3), (5) or (6) of section 12-411, section 12-435c, 12-476a,  
206 12-476b, 12-476c, 12-487, 13a-71, 13a-107, 13a-113, 13a-114, 13a-115, 13a-  
207 117b, 13a-123, 13a-124, 13a-139, 13a-140, 13a-143b, 13a-253, 13a-263 or  
208 13b-39f, subsection (f) of section 13b-42, section 13b-90 or 13b-100,  
209 subsection (a) of section 13b-108, section 13b-221 or 13b-292, subsection  
210 (a) or (b) of section 13b-324, section 13b-336, 13b-337, 13b-338, 13b-410a,  
211 13b-410b or 13b-410c, subsection (a), (b) or (c) of section 13b-412, section  
212 13b-414 or 14-4, subdivision (2) of subsection (a) of section 14-12,  
213 subsection (d) of section 14-12, subsection (f) of section 14-12a,  
214 subsection (a) of section 14-15a, section 14-16c, 14-20a or 14-27a,  
215 subsection (f) of section 14-34a, subsection (d) of section 14-35, section  
216 14-43, 14-44j, 14-49, 14-50a, 14-58 or 14-62a, subsection (b) of section 14-  
217 66, section 14-66a or 14-67a, subsection (g) of section 14-80, subsection  
218 (f) or (i) of section 14-80h, section 14-97a or 14-98, subsection (a), (b) or  
219 (d) of section 14-100a, section 14-100b, 14-103a, 14-106a, 14-106c, 14-145a  
220 or 14-146, subsection (b) of section 14-147, section 14-152, 14-153, 14-161  
221 or 14-163b, subsection (f) of section 14-164i, section 14-213b or 14-219,  
222 subdivision (1) of section 14-223a, subsection (d) of section 14-224,  
223 section 14-240, 14-250, 14-253a, 14-261a, 14-262, 14-264, 14-266, 14-267a,  
224 14-269, 14-270, 14-272b, 14-274, 14-275 or 14-275a, subsection (c) of  
225 section 14-275c, section 14-276, subsection (a) or (b) of section 14-277,  
226 section 14-278, 14-279 or 14-280, subsection (b), (e) or (h) of section 14-  
227 283, section 14-283d, 14-283e, 14-283f, 14-283g, 14-291, 14-293b, 14-296aa,  
228 14-298a, 14-300, 14-300d, 14-300f, 14-319, 14-320, 14-321, 14-325a, 14-326,  
229 14-330 or 14-332a, subdivision (1), (2) or (3) of section 14-386a, section  
230 15-15e, 15-25 or 15-33, subdivision (1) of section 15-97, subsection (a) of  
231 section 15-115, section 16-15, 16-16, 16-44, 16-256e, 16-278 or 16a-15,  
232 subsection (a) of section 16a-21, section 16a-22, subsection (a) or (b) of  
233 section 16a-22h, section 16a-106, 17a-24, 17a-145, 17a-149 or 17a-152,  
234 subsection (b) of section 17a-227, section 17a-465, subsection (c) of  
235 section 17a-488, section 17b-124, 17b-131, 17b-137, 19a-33, 19a-39 or 19a-  
236 87, subsection (b) of section 19a-87a, section 19a-91, 19a-102a, 19a-102b,  
237 19a-105, 19a-107, 19a-113, 19a-215, 19a-216a, 19a-219, 19a-222, 19a-224,  
238 19a-286, 19a-287, 19a-297, 19a-301, 19a-309, 19a-335, 19a-336, 19a-338,



239 19a-339, 19a-340, 19a-425, 19a-442, 19a-502, 19a-565, 20-7a, 20-14, 20-  
240 153a, 20-158, 20-231, 20-233, 20-249, 20-257, 20-265, 20-324e, 20-329c or  
241 20-329g, subsection (b) of section 20-334, section 20-341l, 20-366, 20-482,  
242 20-597, 20-608, 20-610, 20-623, 21-1, 21-38, 21-39, 21-43, 21-47, 21-48 or  
243 21-63, subsection (d) of section 21-71, section 21-76a or 21-100,  
244 subsection (c) of section 21a-2, subdivision (1) of section 21a-19, section  
245 21a-20 or 21a-21, subdivision (1) of subsection (b) of section 21a-25,  
246 section 21a-26 or 21a-30, subsection (a) of section 21a-37, section 21a-46,  
247 21a-61, 21a-63, 21a-70b or 21a-77, subsection (b) or (c) of section 21a-79,  
248 section 21a-85 or 21a-154, subdivision (1) of subsection (a) of section 21a-  
249 159, section 21a-278b, subsection (c), (d) or (e) of section 21a-279a,  
250 section 21a-421eee, 21a-421fff, 21a-421hhh, subsection (a) of section 21a-  
251 430, section 22-12b, 22-13, 22-14, 22-15, 22-16, 22-26g, 22-30, 22-34, 22-35,  
252 22-36, 22-38, 22-39, 22-39f, 22-49, 22-54, 22-61j or 22-61l, subdivision (1)  
253 of subsection (n) of section 22-61l, subsection (f) of section 22-61m,  
254 subdivision (1) of subsection (f) of section 22-61m, section 22-84, 22-89,  
255 22-90, 22-96, 22-98, 22-99, 22-100 or 22-111o, subsection (d) of section 22-  
256 118l, section 22-167, subsection (c) of section 22-277, section 22-278, 22-  
257 279, 22-280a, 22-318a, 22-320h, 22-324a or 22-326, subsection (b),  
258 subdivision (1) or (2) of subsection (e) or subsection (g) of section 22-344,  
259 subsection (a) or (b) of section 22-344b, section 22-344c, subsection (d) of  
260 section 22-344d, section 22-344f, 22-350a, 22-354, 22-359, 22-366, 22-391,  
261 22-413, 22-414, 22-415, 22-415c, 22a-66a or 22a-246, subsection (a) of  
262 section 22a-250, section 22a-256g, subsection (e) of section 22a-256h,  
263 section 22a-363 or 22a-381d, subsections (c) and (d) of section 22a-381e,  
264 section 22a-449, 22a-450, 22a-461, 23-4b, 23-38, 23-45, 23-46 or 23-61b,  
265 subsection (a) or subdivision (1) of subsection (c) of section 23-65, section  
266 25-37 or 25-40, subsection (a) of section 25-43, section 25-43d, 25-135, 26-  
267 18, 26-19, 26-21, 26-31, 26-40, 26-40a, 26-42, 26-43, 26-49, 26-54, 26-55, 26-  
268 56, 26-58 or 26-59, subdivision (1) of subsection (d) of section 26-61,  
269 section 26-64, subdivision (1) of section 26-76, section 26-79, 26-87, 26-89,  
270 26-91, 26-94, 26-97, 26-98, 26-104, 26-105, 26-107, 26-114a, 26-117,  
271 subsection (b) of section 26-127, 26-128, 26-128a, 26-131, 26-132, 26-138,  
272 26-139 or 26-141, subdivision (1) of section 26-186, section 26-207, 26-215,  
273 26-217 or 26-224a, subdivision (1) of section 26-226, section 26-227, 26-

274 230, 26-231, 26-232, 26-244, 26-257a, 26-260, 26-276, 26-280, 26-284, 26-  
275 285, 26-286, 26-287, 26-288, 26-290, 26-291a, 26-292, 26-294, 27-107, 28-13,  
276 29-6a, 29-16, 29-17, 29-25, 29-143o, 29-143z or 29-156a, subsection (b), (d),  
277 (e), (g) or (h) of section 29-161q, section 29-161y or 29-161z, subdivision  
278 (1) of section 29-198, section 29-210, 29-243 or 29-277, subsection (c) of  
279 section 29-291c, section 29-316 or 29-318, subsection (b) of section 29-  
280 335a, section 29-381, 30-19f, 30-48a or 30-86a, subsection (b) of section  
281 30-89, subsection (c) or (d) of section 30-117, section 31-3, 31-10, 31-11,  
282 31-12, 31-13, 31-14, 31-15, 31-16, 31-18, 31-23, 31-24, 31-25, 31-32, 31-36,  
283 31-38, 31-40, 31-44, 31-47 or 31-48, subsection (b) of section 31-48b,  
284 section 31-51, 31-51g, 31-52, 31-52a, 31-53 or 31-54, subsection (a) or (c)  
285 of section 31-69, section 31-70, 31-74, 31-75, 31-76, 31-76a, 31-89b or 31-  
286 134, subsection (i) of section 31-273, section 31-288, 31-348, 33-624, 33-  
287 1017, 34-13d or 34-412, subdivision (1) of section 35-20, subsection (a) of  
288 section 36a-57, subsection (b) of section 36a-665, section 36a-699, 36a-  
289 739, 36a-787, 38a-2 or 38a-140, subsection (a) or (b) of section 38a-278,  
290 section 38a-479qq, 38a-479rr, 38a-506, 38a-548, 38a-626, 38a-680, 38a-713,  
291 38a-733, 38a-764, 38a-786, 38a-828, 38a-829, 38a-885, 42-133hh, 42-230,  
292 42-470 or 42-480, subsection (a) or (c) of section 43-16q, section 45a-283,  
293 45a-450, 45a-634 or 45a-658, subdivision (13) or (14) of section 46a-54,  
294 section 46a-59, 46a-81b, 46b-22, 46b-24, 46b-34, 46b-38d, 47-34a, 47-47 or  
295 47-53, subsection (i) of section 47a-21, subdivision (1) of subsection (k)  
296 of section 47a-21, section 49-2a, 49-8a, 49-16, 52-143 or 52-289, subsection  
297 (j) of section 52-362, section 53-133, 53-199, 53-212a, 53-249a, 53-252, 53-  
298 264, 53-280, 53-290a, 53-302a, 53-303e, 53-311a, 53-314, 53-321, 53-322, 53-  
299 323 or 53-331, subsection (b) of section 53-343a, section 53-344,  
300 subsection (b) or (c) of section 53-344b, subsection (b) of section 53-345a,  
301 section 53-377, 53-422 or 53-450 or subsection (i) of section 54-36a, or (2)  
302 a violation under the provisions of chapter 268, or (3) a violation of any  
303 regulation adopted in accordance with the provisions of section 12-484,  
304 12-487 or 13b-410, or (4) a violation of any ordinance, regulation or  
305 bylaw of any town, city or borough, except violations of building codes  
306 and the health code, for which the penalty exceeds ninety dollars but  
307 does not exceed two hundred fifty dollars, unless such town, city or  
308 borough has established a payment and hearing procedure for such

309 violation pursuant to section 7-152c, shall follow the procedures set  
310 forth in this section.

311 Sec. 8. Section 7-148gg of the general statutes is repealed and the  
312 following is substituted in lieu thereof (*Effective October 1, 2023*):

313 Each municipality, in addition to any other notice required under the  
314 general statutes or any municipal health, housing or safety codes or  
315 regulations, shall [simultaneously] send to each lien holder of real estate  
316 a copy of any notice or order by such municipality to the owner of such  
317 real estate to demolish, remove or otherwise dispose of the real estate  
318 [or to make it safe and sanitary] issued under any provision of the  
319 general statutes or any municipal building, health or safety codes or  
320 regulations as well as a copy of any notice sent to the owner of such real  
321 estate or recorded on the land [record] records, with respect to any costs  
322 or expenses incurred by the municipality to demolish, remove or  
323 otherwise dispose of the real estate. [or to make it safe and sanitary.] The  
324 municipality shall make reasonable efforts to send such copy by first  
325 class mail to the lienholder's current or last-known address.

326 Sec. 9. Section 47a-56a of the general statutes is repealed and the  
327 following is substituted in lieu thereof (*Effective October 1, 2023*):

328 Whenever any order issued under the provisions of section 47a-53 or  
329 section 47a-55, or under the provisions of any municipal charter or  
330 special act or ordinance relating to the abatement of nuisances in  
331 tenement houses is not complied with, or not so far complied with as  
332 the appropriate authority finds reasonable, within the time allowed, or  
333 whenever a landlord has not substantially complied with the provisions  
334 of section 47a-7, the authority appointed under the provisions of section  
335 47a-56 may apply to the superior court for the judicial district where the  
336 property is situated for an order requiring the owner [and any  
337 mortgagees or lienors of record] to show cause why a receiver of rents,  
338 issues and profits should not be appointed and why such receiver  
339 should not remove or remedy such condition and obtain a lien in favor  
340 of the municipality, having priority with respect to all existing

341 mortgages or liens, to secure payment of the costs incurred by the  
 342 receiver in removing or remedying such condition. Such application  
 343 shall contain: (1) Proof by affidavit that an order of the proper authority  
 344 has been issued and served on the owner; [, mortgagees and lienors;] (2)  
 345 a statement that a nuisance exists because a landlord has been in  
 346 substantial noncompliance with the provisions of section 47a-7 or a  
 347 nuisance exists that constitutes a fire hazard or a serious threat to life,  
 348 health or safety and that such nuisance continued to exist in such  
 349 property after the time fixed for the removal thereof in such order, and  
 350 such statement shall contain a description of the property and the  
 351 conditions constituting such nuisance; and (3) a brief description of the  
 352 nature of the work required to remove or remedy the condition and an  
 353 estimate as to the cost thereof.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	8-169aa(b)
Sec. 2	<i>October 1, 2023</i>	7-148(c)(7)(H)
Sec. 3	<i>October 1, 2023</i>	7-148jj(c)
Sec. 4	<i>October 1, 2023</i>	7-148o(a)
Sec. 5	<i>October 1, 2023</i>	32-70a(a)
Sec. 6	<i>October 1, 2023</i>	22a-250(b)
Sec. 7	<i>October 1, 2023</i>	51-164n(b)
Sec. 8	<i>October 1, 2023</i>	7-148gg
Sec. 9	<i>October 1, 2023</i>	47a-56a

**Statement of Purpose:**

To (1) remove the municipal population threshold for certain parties to petition the Superior Court for the appointment of a receiver for a blighted and abandoned property, (2) allow municipalities to enact blight ordinances concerning both residential and commercial real property, (3) increase the permissible fines for blight ordinance violations, (4) increase the fine for littering to five hundred dollars, (5) reduce notice requirements to lienors when a municipality remediates certain code violations, and (6) remove certain blight violations from the infractions list.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*