



General Assembly

January Session, 2023

Committee Bill No. 4

LCO No. 4702



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING CONNECTICUT'S PRESENT AND FUTURE HOUSING NEEDS.

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

1 Section 1. (NEW) (*Effective October 1, 2023*) (a) For purposes of this
2 section, "consumer price index" means the twelve-month average
3 change in the consumer price index for all urban consumers in the
4 northeast region as published by the Bureau of Labor Statistics of the
5 United States Department of Labor in October of each calendar year.

6 (b) During any tenancy other than week to week, a landlord shall not
7 increase the rent (1) during the first year after the tenancy begins, (2) at
8 any time after the first year of the tenancy without giving the tenant
9 written notice of such increase not less than ninety days prior to the
10 effective date of the rent increase, (3) during any twelve-month period
11 in an amount greater than four per cent plus the consumer price index
12 above the existing rent as calculated under subsection (c) of this section,
13 or (4) during any public health emergency declared pursuant to section
14 19a-131a of the general statutes and for a period of one year immediately
15 following the expiration of such emergency.

16 (c) Not later than November first of each year, the Commissioner of
17 Housing shall calculate the maximum annual rent increase percentage
18 allowed pursuant to subdivision (3) of subsection (b) of this section and
19 post such maximum annual rent increase percentage on the Department
20 of Housing's Internet web site.

21 (d) A landlord shall not be subject to the provisions of subdivision (3)
22 of subsection (b) of this section if (1) the first certificate of occupancy for
23 the dwelling unit was issued less than fifteen years from the date of the
24 notice of the rent increase, (2) the landlord is charging reduced rent to
25 the tenant as part of a federal, state or local program or subsidy, or (3)
26 the Commissioner of Housing has not calculated and posted the
27 maximum annual rent increase percentage required under subsection
28 (c) of this section.

29 (e) Any landlord who increases rent in violation of the provisions of
30 subsection (b) of this section shall be liable to the tenant in an amount
31 equal to three months' rent plus any actual damages suffered by the
32 tenant.

33 Sec. 2. Section 47a-1 of the general statutes is repealed and the
34 following is substituted in lieu thereof (*Effective October 1, 2023*):

35 As used in this chapter, [and] sections 47a-21, 47a-23 to 47a-23c,
36 inclusive, as amended by this act, 47a-26a to 47a-26g, inclusive, 47a-35
37 to 47a-35b, inclusive, 47a-41a, 47a-43, [and] 47a-46 and [section] 47a-7b
38 and section 1 of this act:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

89 Sec. 3. (NEW) (*Effective October 1, 2023*) (a) For purposes of this
90 section, "consumer price index" means the twelve-month average
91 change in the consumer price index for all urban consumers in the
92 northeast region as published by the Bureau of Labor Statistics of the
93 United States Department of Labor in October of each calendar year.

94 (b) No owner shall increase the rent of a dwelling unit (1) in an
95 amount greater than four per cent plus the consumer price index above
96 the existing rent during any twelve-month period as calculated under
97 subsection (c) of this section, or (2) during any public health emergency
98 declared pursuant to section 19a-131a of the general statutes and for a
99 period of one year following the expiration of such emergency.

100 (c) Not later than November first of each year, the Commissioner of
101 Consumer Protection shall calculate the maximum annual rent increase
102 percentage allowed pursuant to subdivision (1) of subsection (b) of this
103 section and post such maximum annual rent increase percentage on the
104 Department of Consumer Protection's Internet web site.

105 (d) An owner shall not be subject to the provisions of subdivision (1)
106 of subsection (b) of this section if (1) the first certificate of occupancy for
107 the dwelling unit was issued less than fifteen years from the date of the
108 notice of the rent increase, (2) the owner is charging reduced rent to the
109 resident as part of a federal, state or local program or subsidy, or (3) the
110 Commissioner of Consumer Protection has not calculated and posted
111 the maximum annual rent increase percentage required under
112 subsection (c) of this section.

113 (e) Any owner who increases rent in violation of subsection (b) of this
114 section shall be liable to the resident in an amount equal to three months'
115 rent plus any actual damages suffered by the resident.

116 Sec. 4. Section 21-64 of the general statutes is repealed and the
117 following is substituted in lieu thereof (*Effective October 1, 2023*):

118 As used in this chapter and section 3 of this act:

119 (1) "Mobile manufactured home" means a detached residential unit
120 having three-dimensional components which are intrinsically mobile
121 with or without a wheeled chassis or a detached residential unit built on
122 or after June 15, 1976, in accordance with federal manufactured home
123 construction and safety standards, and, in either case, containing
124 sleeping accommodations, a flush toilet, tub or shower bath, kitchen
125 facilities and plumbing and electrical connections for attachment to
126 outside systems, and designed for long-term occupancy and to be
127 placed on rigid supports at the site where it is to be occupied as a
128 residence, complete and ready for occupancy, except for minor and
129 incidental unpacking and assembly operations and connection to
130 utilities systems;

131 (2) "Mobile manufactured home park" or "park" means a plot of
132 ground upon which two or more mobile manufactured homes, occupied
133 for residential purposes are located;

134 (3) "Mobile manufactured home space or lot" means a plot of ground

135 within a mobile manufactured home park designed for the
136 accommodation of one mobile manufactured home;

137 (4) "Licensee" means any person licensed to operate and maintain a
138 mobile manufactured home park under the provisions of this chapter;

139 (5) "Resident" means a person who owns, or rents and occupies, a
140 mobile manufactured home in a mobile manufactured home park;

141 (6) "Department" means the Department of Consumer Protection;

142 (7) "Owner" means a licensee or permittee or any person who owns,
143 operates or maintains a mobile manufactured home park;

144 (8) "Dwelling unit" means a mobile manufactured home;

145 (9) "Person" means an individual, corporation, limited liability
146 company, the state or any political subdivision thereof, agency, business
147 trust, estate, trust, partnership or association, two or more persons
148 having a joint or common interest, and any other legal or commercial
149 entity;

150 (10) "Premises" means a dwelling unit and facilities and
151 appurtenances therein and grounds, areas and facilities held out for the
152 use of residents generally or whose use is promised to the resident;

153 (11) "Rent" means all periodic payments to be made to the owner
154 under the rental agreement;

155 (12) "Rental agreement" means all agreements, written or oral, and
156 valid rules and regulations adopted under subsection (d) of section 21-
157 70, embodying the terms and conditions concerning the use and
158 occupancy of a dwelling unit or premises.

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

161 (a) When the owner or lessor, or the owner's or lessor's legal

162 representative, or the owner's or lessor's attorney-at-law, or in-fact,
163 desires to obtain possession or occupancy of any land or building, any
164 apartment in any building, any dwelling unit, any trailer, or any land
165 upon which a trailer is used or stands, and (1) when a rental agreement
166 or lease of such property, whether in writing or by parol, terminates for
167 any of the following reasons: (A) By lapse of time; (B) by reason of any
168 expressed stipulation therein; (C) violation of the rental agreement or
169 lease or of any rules or regulations adopted in accordance with section
170 47a-9 or 21-70; (D) nonpayment of rent within the grace period provided
171 for residential property in section 47a-15a, as amended by this act, or
172 21-83; (E) nonpayment of rent when due for commercial property; (F)
173 violation of section 47a-11 or subsection (b) of section 21-82; (G)
174 nuisance, as defined in section 47a-32, or serious nuisance, as defined in
175 section 47a-15 or 21-80; or (2) when such premises, or any part thereof,
176 is occupied by one who never had a right or privilege to occupy such
177 premises; or (3) when one originally had the right or privilege to occupy
178 such premises but such right or privilege has terminated; or (4) when an
179 action of summary process or other action to dispossess a tenant is
180 authorized under subsection (b) of section 47a-23c for any of the
181 following reasons: (A) Refusal to agree to a fair and equitable rent
182 increase, as defined in subsection (c) of section 47a-23c, (B) permanent
183 removal by the landlord of the dwelling unit of such tenant from the
184 housing market, or (C) bona fide intention by the landlord to use such
185 dwelling unit as such landlord's principal residence; or (5) when a farm
186 employee, as described in section 47a-30, or a domestic servant,
187 caretaker, manager or other employee, as described in subsection (b) of
188 section 47a-36, occupies such premises furnished by the employer and
189 fails to vacate such premises after employment is terminated by such
190 employee or the employer or after such employee fails to report for
191 employment, such owner or lessor, or such owner's or lessor's legal
192 representative, or such owner's or lessor's attorney-at-law, or in-fact,
193 shall give notice to each lessee or occupant to quit possession or
194 occupancy of such land, building, apartment or dwelling unit, at least
195 three days before the termination of the rental agreement or lease, if any,

196 or before the time specified in the notice for the lessee or occupant to
197 quit possession or occupancy.

198 (b) The notice shall be in writing substantially in the following form:
199 "I (or we) hereby give you notice that you are to quit possession or
200 occupancy of the (land, building, apartment or dwelling unit, or of any
201 trailer or any land upon which a trailer is used or stands, as the case may
202 be), now occupied by you at (here insert the address, including
203 apartment number or other designation, as applicable), on or before the
204 (here insert the date) for the following reason (here insert the reason or
205 reasons for the notice to quit possession or occupancy using the
206 statutory language or words of similar import, also the date and place
207 of signing notice). A.B.". If the owner or lessor, or the owner's or lessor's
208 legal representative, attorney-at-law or attorney-in-fact knows of the
209 presence of an occupant but does not know the name of such occupant,
210 the notice for such occupant may be addressed to such occupant as "John
211 Doe", "Jane Doe" or some other alias which reasonably characterizes the
212 person to be served.

213 (c) A copy of such notice shall be delivered to each lessee or occupant
214 or left at such lessee's or occupant's place of residence or, if the rental
215 agreement or lease concerns commercial property, at the place of the
216 commercial establishment by a proper officer or indifferent person.
217 Delivery of such notice may be made on any day of the week.

218 (d) With respect to a month-to-month or a week-to-week tenancy of
219 a dwelling unit, a notice to quit possession based on nonpayment of rent
220 shall, upon delivery, terminate the rental agreement for the month or
221 week in which the notice is delivered, convert the month-to-month or
222 week-to-week tenancy to a tenancy at sufferance and provide proper
223 basis for a summary process action notwithstanding that such notice
224 was delivered in the month or week after the month or week in which
225 the rent is alleged to be unpaid.

226 (e) A termination notice required pursuant to federal law and
227 regulations may be included in or combined with the notice required

228 pursuant to this section and such inclusion or combination does not
229 thereby render the notice required pursuant to this section equivocal,
230 provided the rental agreement or lease shall not terminate until after the
231 date specified in the notice for the lessee or occupant to quit possession
232 or occupancy or the date of completion of the pretermination process,
233 whichever is later. A use and occupancy disclaimer may be included in
234 or combined with such notice, provided that such disclaimer does not
235 take effect until after the date specified in the notice for the lessee or
236 occupant to quit possession or occupancy or the date of the completion
237 of the pretermination process, whichever is later. Such inclusion or
238 combination does not thereby render the notice required pursuant to
239 this section equivocal. Such disclaimer shall be in substantially the
240 following form: "Any payments tendered after the date specified to quit
241 possession or occupancy, or the date of the completion of the
242 pretermination process if that is later, will be accepted for use and
243 occupancy only and not for rent, with full reservation of rights to
244 continue with the eviction action."

245 (f) Notwithstanding the provisions of subsection (a) of this section,
246 no owner or lessor, and no owner's or lessor's legal representative, or
247 the owner's or lessor's attorney-at-law or attorney-in-fact, shall, between
248 December first and March thirty-first of any year, deliver or cause to be
249 delivered a notice to quit possession for any reason set forth in this
250 chapter or chapter 812, except for serious nuisance as defined in section
251 47a-15.

252 Sec. 6. Section 47a-42 of the general statutes is repealed and the
253 following is substituted in lieu thereof (*Effective October 1, 2023*):

254 (a) Whenever a judgment is entered against a defendant pursuant to
255 section 47a-26, 47a-26a, 47a-26b or 47a-26d for the recovery of
256 possession or occupancy of residential property, such defendant and
257 any other occupant bound by the judgment by subsection (a) of section
258 47a-26h shall forthwith remove himself or herself, such defendant's or
259 occupant's possessions and all personal effects unless execution has

260 been stayed pursuant to sections 47a-35 to 47a-41, inclusive. If execution
261 has been stayed, such defendant or occupant shall forthwith remove
262 himself or herself, such defendant's or occupant's possessions and all
263 personal effects upon the expiration of any stay of execution. If the
264 defendant or occupant has not so removed himself or herself upon entry
265 of a judgment pursuant to section 47a-26, 47a-26a, 47a-26b or 47a-26d,
266 and upon expiration of any stay of execution, the plaintiff may obtain
267 an execution upon such summary process judgment, and the defendant
268 or other occupant bound by the judgment by subsection (a) of section
269 47a-26h and the possessions and personal effects of such defendant or
270 other occupant may be removed by a state marshal, pursuant to such
271 execution, and delivered to the place of storage designated by the chief
272 executive officer for such purposes.

273 (b) Before any such removal, the state marshal charged with
274 executing upon any such judgment of eviction shall give the chief
275 executive officer of the town twenty-four [hours] hours¹ notice of the
276 eviction, stating the date, time and location of such eviction as well as a
277 general description, if known, of the types and amount of property to
278 be removed from the premises and delivered to the designated place of
279 storage. Before giving such notice to the chief executive officer of the
280 town, the state marshal shall use reasonable efforts to locate and notify
281 the defendant of the date and time such eviction is to take place and of
282 the possibility of a sale pursuant to subsection (c) of this section. Such
283 notice shall include service upon each defendant and upon any other
284 person in occupancy, either personally or at the premises, of a true copy
285 of the summary process execution. Such execution shall be on a form
286 prescribed by the Judicial Department, shall be in clear and simple
287 language and in readable format, and shall contain, in addition to other
288 notices given to the defendant in the execution, a conspicuous notice, in
289 large boldface type, that a person who claims to have a right to continue
290 to occupy the premises should immediately contact an attorney, and
291 clear instructions as to how and where the defendant may reclaim any
292 possessions and personal effects removed and stored pursuant to this
293 section, including a telephone number that may be called to arrange

294 release of such possessions and personal effects.

295 (c) Whenever the possessions and personal effects of a defendant are
296 removed by a state marshal under this section, such possessions and
297 effects shall be delivered by such marshal to the designated place of
298 storage. The plaintiff shall pay the state marshal for such removal in
299 accordance with the provisions of subsection (b) of section 52-261. Such
300 removal and delivery shall be at the expense of the defendant and may
301 be recovered by the plaintiff. If such possessions and effects are not
302 reclaimed by the defendant and the expense of such storage is not paid
303 to the chief executive officer within fifteen days after such eviction, the
304 chief executive officer shall sell the same at public auction, after using
305 reasonable efforts to locate and notify the defendant of such sale and
306 after posting notice of such sale for one week on the public signpost
307 nearest to the place where the eviction was made, if any, or at some
308 exterior place near the office of the town clerk. The chief executive
309 officer shall deliver to the defendant the net proceeds of such sale, if any,
310 after deducting a reasonable charge for storage of such possessions and
311 effects. If the defendant does not demand the net proceeds within thirty
312 days after such sale, the chief executive officer shall turn over the net
313 proceeds of the sale to the town treasury.

314 (d) Notwithstanding the provisions of this section, no state marshal
315 may remove a defendant or occupant, or such defendant or occupant's
316 possessions and effects, between December first and March thirty-first
317 of any year unless the judgment of eviction binding upon such
318 defendant or occupant to be executed by such marshal was entered due
319 to serious nuisance, as defined in section 47a-15, by such defendant or
320 occupant.

321 Sec. 7. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
322 "tenant screening report" means a credit report, a criminal background
323 report, an employment history report or a rental history report, or any
324 combination thereof, used by a landlord to determine the suitability of
325 a prospective tenant.

326 (b) No landlord may demand from a prospective tenant any
327 payment, fee or charge for the processing, review or acceptance of any
328 rental application, or demand any other payment, fee or charge before
329 or at the beginning of the tenancy, except a security deposit pursuant to
330 section 47a-21 of the general statutes or a fee for a tenant screening
331 report as provided by subsection (c) of this section.

332 (c) A landlord may charge a fee for a tenant screening report
333 concerning a prospective tenant if the fee for such tenant screening
334 report is not more than the actual cost paid by the landlord for such
335 report. The landlord shall waive any fee for such report if the
336 prospective tenant provides the landlord with a copy of a tenant
337 screening report concerning the prospective tenant that was conducted
338 within thirty days of the prospective tenant's rental application and that
339 is satisfactory to the landlord.

340 (d) A landlord may not collect a tenant screening report fee from a
341 prospective tenant until the landlord provides the prospective tenant
342 with (1) a copy of the tenant screening report, and (2) a copy of the
343 receipt or invoice from the entity conducting the tenant screening report
344 concerning the prospective tenant.

345 Sec. 8. Subsection (a) of section 47a-4 of the general statutes is
346 repealed and the following is substituted in lieu thereof (*Effective October*
347 *1, 2023*):

348 (a) A rental agreement shall not provide that the tenant: (1) Agrees to
349 waive or forfeit rights or remedies under this chapter and sections 47a-
350 21, 47a-23 to 47a-23b, inclusive, as amended by this act, 47a-26 to 47a-
351 26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46,
352 or under any section of the general statutes or any municipal ordinance
353 unless such section or ordinance expressly states that such rights may
354 be waived; (2) authorizes the landlord to confess judgment on a claim
355 arising out of the rental agreement; (3) agrees to the exculpation or
356 limitation of any liability of the landlord arising under law or to
357 indemnify the landlord for that liability or the costs connected

358 therewith; (4) agrees to waive his right to the interest on the security
359 deposit pursuant to section 47a-21; (5) agrees to permit the landlord to
360 dispossess him without resort to court order; (6) consents to the distraint
361 of his property for rent; (7) agrees to pay the landlord's attorney's fees
362 in excess of fifteen per cent of any judgment against the tenant in any
363 action in which money damages are awarded; (8) agrees to pay a late
364 charge prior to the expiration of the grace period set forth in section 47a-
365 15a, as amended by this act, or to pay rent in a reduced amount if such
366 rent is paid prior to the expiration of such grace period; ~~(9) agrees to pay~~
367 a late charge on rent payments made subsequent to such grace period,
368 in an amount exceeding the amounts set forth in section 47a-15a, as
369 amended by this act; or ~~[(9)]~~ (10) agrees to pay a heat or utilities
370 surcharge if heat or utilities is included in the rental agreement.

371 Sec. 9. Section 47a-15a of the general statutes is repealed and the
372 following is substituted in lieu thereof (*Effective October 1, 2023*):

373 (a) If rent is unpaid when due and the tenant fails to pay rent within
374 nine days thereafter or, in the case of a one-week tenancy, within four
375 days thereafter, the landlord may terminate the rental agreement in
376 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive,
377 as amended by this act.

378 (b) If a rental agreement contains a valid written agreement to pay a
379 late charge in accordance with subsection (a) of section 47a-4, as
380 amended by this act, a landlord may assess a tenant such a late charge
381 on a rent payment made subsequent to the grace period set forth in
382 subsection (a) of this section in accordance with this section. Such late
383 charge may not exceed the lesser of (1) five dollars per day, up to a
384 maximum of twenty-five dollars, or (2) five per cent of the delinquent
385 rent payment or, in the case of a rental agreement paid in whole or in
386 part by a governmental or charitable entity, five per cent of the tenant's
387 share of the delinquent rent payment. The landlord may not assess more
388 than one late charge upon a delinquent rent payment, regardless of how
389 long the rent remains unpaid. Any rent payments received by the

390 landlord shall be applied first to the most recent rent payment due.

391 Sec. 10. Subsections (a) and (b) of section 47a-6a of the general statutes
392 are repealed and the following is substituted in lieu thereof (*Effective*
393 *October 1, 2023*):

394 (a) As used in this section, (1) "address" means a location as described
395 by the full street number, if any, the street name, the city or town, and
396 the state, and not a mailing address such as a post office box, (2)
397 "dwelling unit" means any house or building, or portion thereof, which
398 is rented, leased or hired out to be occupied, or is arranged or designed
399 to be occupied, or is occupied, as the home or residence of one or more
400 persons, living independently of each other, and doing their cooking
401 upon the premises, and having a common right in the halls, stairways
402 or yards, (3) "agent in charge" means one who manages real estate,
403 including, but not limited to, the collection of rents and supervision of
404 property, (4) "controlling participant" means [an individual or entity
405 that exercises day-to-day financial or operational control] a natural
406 person who is not a minor and who, directly or indirectly and through
407 any contract, arrangement, understanding or relationship, exercises
408 substantial control of, or owns greater than twenty-five per cent of, a
409 corporation, partnership, trust or other legally recognized entity owning
410 rental real property in the state, and (5) "project-based housing
411 provider" means a property owner who contracts with the United States
412 Department of Housing and Urban Development to provide housing to
413 tenants under the federal Housing Choice Voucher Program, 42 USC
414 1437f(o).

415 (b) Any municipality may require the nonresident owner or project-
416 based housing provider of occupied or vacant rental real property to
417 [maintain on file in the office of] report to the tax assessor, or other
418 municipal office designated by the municipality, the current residential
419 address of the nonresident owner or project-based housing provider of
420 such property [,] if the nonresident owner or project-based housing
421 provider is an individual, or the current residential address of the agent

422 in charge of the building [.] if the nonresident owner or project-based
423 housing provider is a corporation, partnership, trust or other legally
424 recognized entity owning rental real property in the state. [In the case
425 of a] If the nonresident owners or project-based housing [provider, such
426 information] providers are a corporation, partnership, trust or other
427 legally recognized entity owning rental real property in the state, such
428 report shall also include identifying information and the current
429 residential address of each controlling participant associated with the
430 property. [, except that, if such controlling participant is a corporation,
431 partnership, trust or other legally recognized entity, the project-based
432 housing provider shall include the identifying information and the
433 current residential address of an individual who exercises day-to-day
434 financial or operational control of such entity.] If such residential
435 address changes, notice of the new residential address shall be provided
436 by such nonresident owner, project-based housing provider or agent in
437 charge of the building to the office of the tax assessor or other designated
438 municipal office not more than twenty-one days after the date that the
439 address change occurred. If the nonresident owner, project-based
440 housing provider or agent fails to file an address under this section, the
441 address to which the municipality mails property tax bills for the rental
442 real property shall be deemed to be the nonresident owner, project-
443 based housing provider or agent's current address. Such address may
444 be used for compliance with the provisions of subsection (c) of this
445 section.

446 Sec. 11. (NEW) (*Effective October 1, 2023*) The Commissioner of
447 Housing shall, within existing appropriations, develop standardized
448 rental agreement forms that may be used by landlords and tenants in
449 the state. Such forms shall contain the essential terms of a rental
450 agreement between any landlord and any tenant, be designed to be
451 easily read and understood and shall include plain language
452 explanations of all terms and conditions of the agreement, including,
453 but not limited to, rent, fees, deposits and other charges. The
454 commissioner shall make such forms available in both English and
455 Spanish and shall post such forms on the Department of Housing's

456 Internet web site not later than July 1, 2024, and shall revise such forms
457 from time to time at the commissioner's discretion.

458 Sec. 12. Section 47a-58 of the general statutes is repealed and the
459 following is substituted in lieu thereof (*Effective October 1, 2023*):

460 (a) Any enforcing agency may issue a notice of violation to any
461 person who violates any provision of this chapter or a provision of a
462 local housing code. If an enforcing agency issues an order to a registrant,
463 such order may be delivered in accordance with section 7-148ii,
464 provided nothing in this section shall preclude an enforcing agency
465 from providing notice in another manner permitted by applicable law.
466 Such notice shall specify each violation and specify the last day by which
467 such violation shall be corrected. The date specified shall not be less than
468 three weeks from the date of mailing of such notice, provided that in the
469 case of a condition, which in the judgment of the enforcing agency is or
470 in its effect is dangerous or detrimental to life or health, the date
471 specified shall not be more than five days from the date of mailing of
472 such notice. The enforcing agency may postpone the last day by which
473 a violation shall be corrected upon a showing by the owner or other
474 responsible person that he has begun to correct the violation but that
475 full correction of the violation cannot be completed within the time
476 provided because of technical difficulties, inability to obtain necessary
477 materials or labor or inability to gain access to the dwelling unit wherein
478 the violation exists.

479 (b) When the owner or other responsible person has corrected such
480 violation, the owner or other responsible person shall promptly, but not
481 later than two weeks after such correction, report to the enforcing
482 agency in writing, indicating the date when each violation was
483 corrected. It shall be presumed that the violation was corrected on the
484 date so indicated, unless a subsequent inspection by the enforcing
485 agency again reveals the existence of the condition giving rise to the
486 earlier notice of violation.

487 (c) Any person who fails to correct any violation prior to the date set

488 forth in the notice of violation shall be subject to a cumulative civil
489 penalty of five dollars per day for each violation from the date set for
490 correction in the notice of violation to the date such violation is
491 corrected, except that in any case, the penalty shall not exceed one
492 hundred dollars per day and the total penalty shall not exceed seven
493 thousand five hundred dollars. The penalty may be collected by the
494 enforcing agency by action against the owner or other responsible
495 person or by an action against the real property. An action against the
496 owner may be joined with an action against the real property.

497 (d) In addition to the penalties specified in this section, the enforcing
498 agency may enforce the provisions of this chapter or a local housing
499 code by injunctive relief pursuant to chapter 916.

500 (e) (1) Any penalty imposed by an enforcing agency pursuant to the
501 provisions of subsection (c) of this section, and remaining unpaid for a
502 period of sixty days after its due date, shall constitute a lien upon the
503 real property against which the penalty was imposed, provided a notice
504 of violation is recorded in the land records and indexed in the name of
505 the property owner no later than thirty days after the penalty was
506 imposed.

507 (2) Each such notice of violation shall be effective from the time of the
508 recording on the land records. Each lien shall take precedence over all
509 transfers and encumbrances recorded after such time.

510 (3) Any municipal lien pursuant to the provisions of this section may
511 be foreclosed in the same manner as a mortgage.

512 (4) Any municipal lien pursuant to this section may be discharged or
513 dissolved in the manner provided in sections 49-35a to 49-37, inclusive.

514 (f) Any enforcing agency imposing a penalty pursuant to subsection
515 (c) of this section shall maintain a current record of all properties with
516 respect to which such penalty remains unpaid in the office of such
517 agency. Such record shall be available for inspection by the public.

518 (g) Each enforcing agency empowered to enforce any provision of
519 this chapter or any provision of a local housing code shall create and
520 make available housing code violation complaint forms, written in both
521 English and Spanish, for use by any occupant of a dwelling unit seeking
522 to file a complaint against the owner of such unit, or other responsible
523 party, concerning such violations.

524 Sec. 13. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

525 (1) "Commissioner" means the Commissioner of Housing.

526 (2) "Eligible workforce housing opportunity development project" or
527 "project" means a project for the construction or substantial
528 rehabilitation of rental housing (A) located within an opportunity zone
529 in this state, (B) designated under subsection (e) of this section for
530 certain professions that work within the municipality in which the
531 project is located and for low and moderate income families and
532 individuals, and (C) that may incorporate renewable energy technology
533 and be transit-oriented.

534 (3) "Substantial rehabilitation" means either (A) the costs of any
535 repair, replacement or improvement to a building that exceeds twenty-
536 five per cent of the value of such building after the completion of all
537 such repairs, replacements or improvements, or (B) the replacement of
538 two or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall
539 or floor structures, (iv) foundations, (v) plumbing systems, (vi) heating
540 and air conditioning systems, or (vii) electrical systems.

541 (4) "Opportunity zone" means an area designated as a qualified
542 opportunity zone pursuant to the Tax Cuts and Jobs Act of 2017, P.L.
543 115-97, as amended from time to time.

544 (5) "Eligible developer" or "developer" means (A) a nonprofit
545 corporation; (B) any business corporation incorporated pursuant to
546 chapter 601 of the general statutes, (i) having as one of its purposes the
547 construction, rehabilitation, ownership or operation of housing, and (ii)

548 either certified under this section or having articles of incorporation
549 approved by the commissioner in accordance with regulations adopted
550 pursuant to section 8-79a or 8-84 of the general statutes; (C) any
551 partnership, limited partnership, limited liability partnership, joint
552 venture, trust, limited liability company or association, (i) having as one
553 of its purposes the construction, rehabilitation, ownership or operation
554 of housing, and (ii) either certified under this section or having basic
555 documents of organization approved by the commissioner in
556 accordance with regulations adopted pursuant to section 8-79a or 8-84
557 of the general statutes; (D) a housing authority; or (E) a municipal
558 developer.

559 (6) "Authority" or "housing authority" means any of the public
560 corporations created by section 8-40 of the general statutes, and the
561 Connecticut Housing Authority when exercising the rights, powers,
562 duties or privileges of, or subject to the immunities or limitations of,
563 housing authorities pursuant to section 8-121 of the general statutes.

564 (7) "Nonprofit corporation" means a nonprofit corporation
565 incorporated pursuant to chapter 602 of the general statutes or any
566 predecessor statutes thereto, having as one of its purposes the
567 construction, rehabilitation, ownership or operation of housing and
568 having articles of incorporation approved by the Commissioner of
569 Housing in accordance with regulations adopted pursuant to section 8-
570 79a or 8-84 of the general statutes or certified under this section.

571 (8) "Municipal developer" means a municipality that has not declared
572 by resolution a need for a housing authority pursuant to section 8-40 of
573 the general statutes, acting by and through its legislative body.
574 "Municipal developer" means the board of selectmen if such board is
575 authorized to act as the municipal developer by the town meeting or
576 representative town meeting.

577 (9) "Low and moderate income families and individuals" means
578 families or individuals who lack the amount of income necessary, as
579 determined by the Commissioner of Housing, to enable them to rent

580 mixed-income housing without financial assistance.

581 (10) "Market rate" means the rental income that such property would
582 most probably command on the open market as indicated by present
583 rentals in the opportunity zone being paid for comparable space.

584 (b) There is established a workforce housing opportunity
585 development program to be administered by the Department of
586 Housing under which individuals or entities who make cash
587 contributions to an eligible developer for an eligible workforce housing
588 opportunity development project located in a federally designated
589 opportunity zone may be allowed a credit against the tax due under
590 chapter 208 or 229 of the general statutes in an amount equal to the
591 amount specified by the commissioner under this section. Any
592 developer of a workforce housing opportunity development project
593 shall be allowed an exemption from any fees under section 29-263 of the
594 general statutes, as amended by this act, and any eligible workforce
595 housing opportunity development project shall be assessed using the
596 capitalization of net income method under subsection (b) of section 12-
597 63b of the general statutes, as amended by this act.

598 (c) The Commissioner of Housing shall determine eligibility criteria
599 for such program and establish an application process for the program.
600 The Department of Housing shall commence accepting applications for
601 such program not later than January 1, 2024. A developer may apply to
602 the Department of Housing for certification as a developer qualified to
603 receive cash investments eligible for a tax credit pursuant to this section
604 in a manner and form prescribed by the commissioner. To the extent
605 feasible, any eligible workforce housing opportunity development
606 project shall incorporate renewable energy or other technology in order
607 to lower utility costs for the tenants and be transit-oriented. Any eligible
608 workforce housing opportunity development project once constructed
609 or substantially rehabilitated shall be rented as follows: (1) Fifty per cent
610 of the units shall be rented at the market rate, (2) forty per cent of the
611 units shall be rented to the workforce population designated under

612 subsection (e) of this section, where such project is located at a rent not
613 exceeding twenty per cent of the prevailing rent of the opportunity zone
614 where such development is located, and (3) ten per cent of the units shall
615 be rented to families or individuals of low and moderate income
616 receiving rental assistance under chapter 128 or 319uu of the general
617 statutes or 42 USC 1437f, as amended from time to time. The program
618 shall provide for a method of selecting persons satisfying such income
619 criteria to rent such units of housing from among a pool of applicants,
620 which method shall not discriminate on the basis of race, creed, color,
621 national origin, ancestry, sex, gender identity or expression, age or
622 physical or intellectual disability.

623 (d) A workforce housing opportunity development project shall be
624 scheduled for completion not more than three years after the date of
625 approval by the Department of Housing. Each developer of a workforce
626 housing opportunity development project shall submit to the
627 commissioner quarterly progress reports and a final report upon
628 completion, in a manner and form prescribed by the commissioner. If a
629 workforce housing opportunity development project fails to be
630 completed on or before three years from the date of approval of such
631 project, or at any time the commissioner determines that a project is
632 unlikely to be completed, the commissioner may request the Attorney
633 General to reclaim any remaining funds contributed to the project by
634 individuals or entities under subsection (b) of this section and, upon
635 receipt of any such remaining funds, the commissioner shall reallocate
636 such funds to another eligible project.

637 (e) The developer shall obtain the approval of the zoning commission,
638 as defined in section 8-13m of the general statutes, of the municipality
639 and of any other applicable municipal agency for the proposed
640 workforce housing opportunity development project. After all such
641 approvals are granted, the municipality may, not later than thirty days
642 after such approval, by vote of its legislative body or, in a municipality
643 where the legislative body is a town meeting, by vote of the board of
644 selectmen, designate the workforce population that forty per cent of the

645 project shall be dedicated to. Such designation may include volunteer
646 firefighters, teachers, police officers, emergency medical personnel or
647 other professions of persons working in the municipality. If the
648 municipality does not vote within such time period, the developer shall
649 designate the workforce population.

650 (f) For taxable income years commencing on or after January 1, 2025,
651 the Commissioner of Revenue Services shall grant a credit against the
652 tax imposed under chapter 208 or 229 of the general statutes, other than
653 the liability imposed by section 12-707 of the general statutes, in an
654 amount equal to the amount specified by the Commissioner of Housing
655 in a tax credit voucher issued by the Commissioner of Housing pursuant
656 to subsection (g) of this section.

657 (g) (1) The Commissioner of Housing shall administer a system of tax
658 credit vouchers within the resources, requirements and purposes of this
659 section, for individuals and entities making cash contributions to an
660 eligible developer for an eligible workforce housing opportunity
661 development project. Such voucher may be used as a credit against the
662 tax to which such individual or entity is subject under chapter 208 or 229
663 of the general statutes, other than the liability imposed by section 12-707
664 of the general statutes.

665 (2) In no event shall the total amount of all tax credits allowed to all
666 individuals or entities pursuant to the provisions of this section exceed
667 five million dollars in any one fiscal year.

668 (3) No tax credit shall be granted to any individual or entity for any
669 individual amount contributed of less than two hundred fifty dollars.

670 (4) Any tax credit not used in the taxable income year during which
671 the cash contribution was made may be carried forward or backward
672 for the five immediately succeeding or preceding taxable or income
673 years until the full credit has been allowed.

674 (5) If an entity claiming a credit under this section is an S corporation

675 or an entity treated as a partnership for federal income tax purposes, the
676 credit may be claimed by the entity's shareholders or partners. If the
677 entity is a single member limited liability company that is disregarded
678 as an entity separate from its owner, the credit may be claimed by such
679 limited liability company's owner, provided such owner is subject to the
680 tax imposed under chapter 208 or 229 of the general statutes.

681 (h) The Commissioner of Housing shall adopt regulations in
682 accordance with the provisions of chapter 54 of the general statutes to
683 implement the provisions of this section, including, but not limited to,
684 the conditions for certification of a developer applying for assistance
685 under this section.

686 Sec. 14. Section 12-63b of the general statutes is repealed and the
687 following is substituted in lieu thereof (*Effective October 1, 2023, and*
688 *applicable to assessment years commencing on or after October 1, 2023*):

689 (a) The assessor or board of assessors in any town, at any time, when
690 determining the present true and actual value of real property as
691 provided in section 12-63, which property is used primarily for the
692 purpose of producing rental income, exclusive of such property used
693 solely for residential purposes, containing not more than six dwelling
694 units and in which the owner resides, shall determine such value on the
695 basis of an appraisal which shall include to the extent applicable with
696 respect to such property, consideration of each of the following methods
697 of appraisal: (1) Replacement cost less depreciation, plus the market
698 value of the land, (2) capitalization of net income based on market rent
699 for similar property, and (3) a sales comparison approach based on
700 current bona fide sales of comparable property. The provisions of this
701 section shall not be applicable with respect to any housing assisted by
702 the federal or state government except any such housing for which the
703 federal assistance directly related to rent for each unit in such housing
704 is no less than the difference between the fair market rent for each such
705 unit in the applicable area and the amount of rent payable by the tenant
706 in each such unit, as determined under the federal program providing

707 for such assistance.

708 (b) In the case of an eligible workforce housing opportunity
709 development project, as defined in section 13 of this act, the assessor
710 shall use the capitalization of net income method based on the actual
711 rent received for the property.

712 [(b)] (c) For purposes of subdivision (2) of subsection (a) of this
713 section and, generally, in its use as a factor in any appraisal with respect
714 to real property used primarily for the purpose of producing rental
715 income, the term "market rent" means the rental income that such
716 property would most probably command on the open market as
717 indicated by present rentals being paid for comparable space. In
718 determining market rent the assessor shall consider the actual rental
719 income applicable with respect to such real property under the terms of
720 an existing contract of lease at the time of such determination.

721 Sec. 15. Section 8-395 of the general statutes is repealed and the
722 following is substituted in lieu thereof (*Effective October 1, 2023*):

723 (a) As used in this section, (1) "business firm" means any business
724 entity authorized to do business in the state and subject to the
725 corporation business tax imposed under chapter 208, or any company
726 subject to a tax imposed under chapter 207, or any air carrier subject to
727 the air carriers tax imposed under chapter 209, or any railroad company
728 subject to the railroad companies tax imposed under chapter 210, or any
729 regulated telecommunications service, express, cable or community
730 antenna television company subject to the regulated
731 telecommunications service, express, cable and community antenna
732 television companies tax imposed under chapter 211, or any utility
733 company subject to the utility companies tax imposed under chapter
734 212, [and] (2) "nonprofit corporation" means a nonprofit corporation
735 incorporated pursuant to chapter 602 or any predecessor statutes
736 thereto, having as one of its purposes the construction, rehabilitation,
737 ownership or operation of housing and having articles of incorporation
738 approved by the executive director of the Connecticut Housing Finance

739 Authority in accordance with regulations adopted pursuant to section
740 8-79a or 8-84, (3) "workforce housing development project" or "project"
741 means the construction or substantial rehabilitation of dwelling units for
742 rental housing where (A) ten per cent of the units are affordable
743 housing, (B) forty per cent of the units are rented to the workforce
744 population designated by the developer, in consultation with the
745 municipality where such project is located, at a rent not exceeding
746 twenty per cent of the prevailing rent of the area where such
747 development is located, and (C) fifty per cent of the units are rented at
748 a market rate and includes, but is not limited to, an eligible workforce
749 housing opportunity development project, as defined in section 13 of
750 this act, (4) "affordable housing" means rental housing for which
751 persons and families pay thirty per cent or less of their annual income,
752 where such income is less than or equal to the area median income for
753 the municipality in which such housing is located, as determined by the
754 United States Department of Housing and Urban Development, (5)
755 "substantial rehabilitation" means either (A) the costs of any repair,
756 replacement or improvement to a building that exceeds twenty-five per
757 cent of the value of such building after the completion of all such repairs,
758 replacements or improvements, or (B) the replacement of two or more
759 of the following: (i) Roof structures, (ii) ceilings, (iii) wall or floor
760 structures, (iv) foundations, (v) plumbing systems, (vi) heating and air
761 conditioning systems, or (vii) electrical systems, and (6) "market rate"
762 means the rental income that such unit would most probably command
763 on the open market as indicated by present rentals being paid for
764 comparable space in the area where the unit is located.

765 (b) The Commissioner of Revenue Services shall grant a credit against
766 [any] the tax [due] imposed under [the provisions of] chapter 207, 208,
767 209, 210, 211 or 212 in an amount equal to the amount specified by the
768 Connecticut Housing Finance Authority in any tax credit voucher
769 issued by said authority pursuant to subsection (c) of this section.

770 (c) The Connecticut Housing Finance Authority shall administer a
771 system of tax credit vouchers within the resources, requirements and

772 purposes of this section, for business firms making cash contributions to
773 housing programs developed, sponsored or managed by a nonprofit
774 corporation, as defined in subsection (a) of this section, which benefit
775 low and moderate income persons or families which have been
776 approved prior to the date of any such cash contribution by the
777 authority, including, but not limited to, contributions for a workforce
778 housing development project. Such vouchers may be used as a credit
779 against any of the taxes to which such business firm is subject and which
780 are enumerated in subsection (b) of this section. For taxable or income
781 years commencing on or after January 1, 1998, to be eligible for approval
782 a housing program shall be scheduled for completion not more than
783 three years from the date of approval. For taxable or income years
784 commencing on or after January 1, 2024, to be eligible for approval, a
785 workforce housing development project shall be scheduled for
786 completion not more than three years from the date of approval. Each
787 program or developer of a workforce housing development project shall
788 submit to the authority quarterly progress reports and a final report
789 upon completion, in a manner and form prescribed by the authority. If
790 a program or workforce housing development project fails to be
791 completed [after] on or before three years from the date of approval of
792 the project, or at any time the authority determines that a program or
793 project is unlikely to be completed, the authority may reclaim any
794 remaining funds contributed by business firms and reallocate such
795 funds to another eligible program or project.

796 (d) No business firm shall receive a credit pursuant to both this
797 section and chapter 228a in relation to the same cash contribution.

798 (e) Nothing in this section shall be construed to prevent two or more
799 business firms from participating jointly in one or more programs or
800 projects under the provisions of this section. Such joint programs or
801 projects shall be submitted, and acted upon, as a single program or
802 project by the business firms involved.

803 (f) No tax credit shall be granted to any business firm for any

804 individual amount contributed of less than two hundred fifty dollars.

805 (g) Any tax credit not used in the [period] taxable income year during
806 which the cash contribution was made may be carried forward or
807 backward for the five immediately succeeding or preceding taxable or
808 income years until the full credit has been allowed.

809 (h) In no event shall the total amount of all tax credits allowed to all
810 business firms pursuant to the provisions of this section exceed ten
811 million dollars in any one fiscal year, provided, each year until the date
812 sixty days after the date the Connecticut Housing Finance Authority
813 publishes the list of housing programs or workforce housing
814 development projects that will receive tax credit reservations, two
815 million dollars of the total amount of all tax credits under this section
816 shall be set aside for permanent supportive housing initiatives
817 established pursuant to section 17a-485c, and one million dollars of the
818 total amount of all tax credits under this section shall be set aside for
819 workforce housing, as defined by the Connecticut Housing Finance
820 Authority through written procedures adopted pursuant to subsection
821 (k) of this section. Each year, on or after the date sixty days after the date
822 the Connecticut Housing Finance Authority publishes the list of
823 housing programs or projects that will receive tax credit reservations,
824 any unused portion of such tax credits shall become available for any
825 housing program or project eligible for tax credits pursuant to this
826 section.

827 (i) No organization conducting a housing program or [programs]
828 project eligible for funding with respect to which tax credits may be
829 allowed under this section shall be allowed to receive an aggregate
830 amount of such funding for any such program or [programs] project in
831 excess of five hundred thousand dollars for any fiscal year.

832 (j) Nothing in this section shall be construed to prevent a business
833 firm from making any cash contribution to a housing program or project
834 to which tax credits may be applied which cash contribution may result
835 in the business firm having a limited equity interest in the program or

836 project.

837 (k) The Connecticut Housing Finance Authority, with the approval of
838 the Commissioner of Revenue Services, shall adopt written procedures
839 in accordance with section 1-121 to implement the provisions of this
840 section. Such procedures shall include provisions for issuing tax credit
841 vouchers for cash contributions to housing programs or projects based
842 on a system of ranking housing programs. In establishing such ranking
843 system, the authority shall consider the following: (1) The readiness of
844 the project to be built; (2) use of the funds to build or rehabilitate a
845 specific housing project or to capitalize a revolving loan fund providing
846 low-cost loans for housing construction, repair or rehabilitation to
847 benefit persons of very low, low and moderate income; (3) the extent the
848 project will benefit families at or below twenty-five per cent of the area
849 median income and families with incomes between twenty-five per cent
850 and fifty per cent of the area median income, as defined by the United
851 States Department of Housing and Urban Development; (4) evidence of
852 the general administrative capability of the nonprofit corporation to
853 build or rehabilitate housing; (5) evidence that any funds received by
854 the nonprofit corporation for which a voucher was issued were used to
855 accomplish the goals set forth in the application; and (6) with respect to
856 any income year commencing on or after January 1, 1998: (A) Use of the
857 funds to provide housing opportunities in urban areas and the impact
858 of such funds on neighborhood revitalization; and (B) the extent to
859 which tax credit funds are leveraged by other funds.

860 (l) Vouchers issued or reserved by the Department of Housing under
861 the provisions of this section prior to July 1, 1995, shall be valid on and
862 after July 1, 1995, to the same extent as they would be valid under the
863 provisions of this section in effect on June 30, 1995.

864 (m) The credit which is sought by the business firm shall first be
865 claimed on the tax return for such business firm's taxable income or year
866 during which the cash contribution to which the tax credit voucher
867 relates was paid.

868 Sec. 16. Section 29-263 of the general statutes is repealed and the
869 following is substituted in lieu thereof (*Effective October 1, 2023*):

870 (a) Except as provided in subsection (h) of section 29-252a and the
871 State Building Code adopted pursuant to subsection (a) of section 29-
872 252, after October 1, 1970, no building or structure shall be constructed
873 or altered until an application has been filed with the building official
874 and a permit issued. Such application shall be filed in person, by mail or
875 electronic mail, in a manner prescribed by the building official. Such
876 permit shall be issued or refused, in whole or in part, within thirty days
877 after the date of an application. No permit shall be issued except upon
878 application of the owner of the premises affected or the owner's
879 authorized agent. No permit shall be issued to a contractor who is
880 required to be registered pursuant to chapter 400, for work to be
881 performed by such contractor, unless the name, business address and
882 Department of Consumer Protection registration number of such
883 contractor is clearly marked on the application for the permit, and the
884 contractor has presented such contractor's certificate of registration as a
885 home improvement contractor. Prior to the issuance of a permit and
886 within said thirty-day period, the building official shall review the plans
887 of buildings or structures to be constructed or altered, including, but not
888 limited to, plans prepared by an architect licensed pursuant to chapter
889 390, a professional engineer licensed pursuant to chapter 391 or an
890 interior designer registered pursuant to chapter 396a acting within the
891 scope of such license or registration, to determine their compliance with
892 the requirements of the State Building Code and, where applicable, the
893 local fire marshal shall review such plans to determine their compliance
894 with the Fire Safety Code. Such plans submitted for review shall be in
895 substantial compliance with the provisions of the State Building Code
896 and, where applicable, with the provisions of the Fire Safety Code.

897 (b) On and after July 1, 1999, the building official shall assess an
898 education fee on each building permit application. During the fiscal year
899 commencing July 1, 1999, the amount of such fee shall be sixteen cents
900 per one thousand dollars of construction value as declared on the

901 building permit application and the building official shall remit such
902 fees quarterly to the Department of Administrative Services, for deposit
903 in the General Fund. Upon deposit in the General Fund, the amount of
904 such fees shall be credited to the appropriation to the Department of
905 Administrative Services and shall be used for the code training and
906 educational programs established pursuant to section 29-251c and the
907 educational programs required in subsections (a) and (b) of section 29-
908 262. On and after July 1, 2000, the assessment shall be made in
909 accordance with regulations adopted pursuant to subsection (d) of
910 section 29-251c. All fees collected pursuant to this subsection shall be
911 maintained in a separate account by the local building department.
912 During the fiscal year commencing July 1, 1999, the local building
913 department may retain two per cent of such fees for administrative costs
914 incurred in collecting such fees and maintaining such account. On and
915 after July 1, 2000, the portion of such fees which may be retained by a
916 local building department shall be determined in accordance with
917 regulations adopted pursuant to subsection (d) of section 29-251c. No
918 building official shall assess such education fee on a building permit
919 application to repair or replace a concrete foundation that has
920 deteriorated due to the presence of pyrrhotite.

921 (c) Any municipality may, by ordinance adopted by its legislative
922 body, exempt Class I renewable energy source projects from payment
923 of building permit fees imposed by the municipality.

924 (d) Notwithstanding any municipal charter, home rule ordinance or
925 special act, no municipality shall collect an application fee on a building
926 permit application to repair or replace a concrete foundation that has
927 deteriorated due to the presence of pyrrhotite.

928 (e) Notwithstanding any municipal charter, home rule ordinance or
929 special act, no municipality shall collect any fee for a building permit
930 application for the construction or substantial rehabilitation of (1) an
931 eligible workforce housing opportunity development project, as defined
932 in section 13 of this act, or (2) a workforce housing development project,

933 as defined in section 8-395, as amended by this act.

934 Sec. 17. (NEW) (*Effective October 1, 2023, and applicable to assessment*
935 *years commencing on or after October 1, 2023*) The legislative body of any
936 municipality or, in a municipality where the legislative body is a town
937 meeting, the board of selectmen may, by ordinance, exempt from real
938 property tax any workforce housing development project, as defined in
939 section 8-395 of the general statutes, as amended by this act, to the extent
940 of seventy per cent of its valuation for purposes of assessment in each
941 of the seven full assessment years following the assessment year in
942 which the construction or substantial rehabilitation, as defined in
943 section 8-395 of the general statutes, as amended by this act, is
944 completed.

945 Sec. 18. (NEW) (*Effective October 1, 2023*) (a) Beginning with the fiscal
946 year commencing July 1, 2025, the Secretary of the Office of Policy and
947 Management shall pay a state grant in lieu of taxes to any municipality
948 that has opted to partially exempt from real property tax a workforce
949 housing development project under section 17 of this act and submitted
950 an application for such grant. A municipality shall apply for such grant
951 annually on a form and in a manner prescribed by the secretary. On or
952 before January first, annually, the Secretary of the Office of Policy and
953 Management shall determine the amount due to such municipality, in
954 accordance with this section.

955 (b) Any grant payable to any municipality that applies for a grant
956 under the provisions of this section shall be equal to seventy per cent of
957 the property taxes that, except for any exemption applicable to any such
958 housing authority property under the provisions of chapter 128 of the
959 general statutes, would have been paid with respect to such exempt real
960 property on the assessment list in such municipality for the assessment
961 date two years prior to the commencement of the state fiscal year in
962 which such grant is payable, for a maximum of seven assessment years.
963 The amount of the grant payable to each municipality in any year in
964 accordance with this section shall be reduced proportionately in the

965 event that the total of such grants in such year exceeds the amount
966 appropriated for the purposes of this section with respect to such year.

967 Sec. 19. (NEW) (*Effective October 1, 2023*) The Connecticut Housing
968 Finance Authority shall develop and administer a program of mortgage
969 assistance for (1) developers for the construction or substantial
970 rehabilitation of eligible workforce housing opportunity development
971 projects, as defined in section 13 of this act, and (2) developers for the
972 construction or substantial rehabilitation of workforce housing
973 development projects, as defined in section 8-395 of the general statutes,
974 as amended by this act. In making mortgage assistance available under
975 the program, the authority shall utilize any appropriate housing
976 subsidies.

977 Sec. 20. (*Effective from passage*) The Department of Housing shall,
978 within available appropriations, conduct a study on methods to (1)
979 increase housing options for apprentices and other newly hired
980 employees, and (2) enable such apprentices and other newly hired
981 employees to reside in the municipalities in which they work. Not later
982 than January 1, 2024, the Commissioner of Housing shall submit a
983 report, in accordance with the provisions of section 11-4a of the general
984 statutes, to the joint standing committee of the General Assembly
985 having cognizance of matters relating to housing. Such report shall
986 include recommendations on methods to increase such housing options
987 and any legislation necessary to implement such recommendations.

988 Sec. 21. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

989 (1) "Affordable housing deed restrictions" means deed restrictions
990 filed on the land records of the municipality, containing covenants or
991 restrictions that require the dwelling units in a multifamily building to
992 be sold or rented only to low-income residents;

993 (2) "Environmental justice community" has the same meaning
994 provided in section 22a-20a of the general statutes;

995 (3) "Family violence" has the same meaning as provided in section
996 46b-38a of the general statutes; and

997 (4) "Low-income resident" means, after adjustments for family size,
998 individuals or families whose income is not greater than eighty per cent
999 of (A) the state median income, or (B) the area median income,
1000 whichever is less, for the area in which the resident resides, as
1001 determined by the United States Department of Housing and Urban
1002 Development.

1003 (b) The Commissioner of Energy and Environmental Protection, in
1004 coordination with the Commissioner of Housing, shall establish a pilot
1005 program to provide grants for retrofitting projects for multifamily
1006 residences built before 1980 and located in environmental justice
1007 communities that (1) improve the energy efficiency of such residences,
1008 including, but not limited to, the installation of heat pumps, solar power
1009 generating systems, improved roofing, storm doors and windows and
1010 improved insulation, or (2) remediate health and safety concerns, such
1011 as mold, vermiculite, asbestos, lead and radon.

1012 (c) On and after January 1, 2024, the Commissioner of Energy and
1013 Environmental Protection shall accept applications, in a form to be
1014 specified by the commissioner, from any owner of a residential dwelling
1015 unit for a grant under the program. Any such grant may be awarded to
1016 an owner of a residential dwelling unit that is (1) subject to binding
1017 affordable housing deed restrictions, (2) not owner-occupied, and (3)
1018 occupied by a tenant, or if vacant, to be occupied by a tenant not more
1019 than one hundred eighty days after the award of such grant. If such
1020 dwelling unit is not occupied within one hundred eighty days of the
1021 award of the grant, the amount of funds received by the owner under
1022 such grant shall be paid to the commissioner by the owner.

1023 (d) The Commissioner of Energy and Environmental Protection shall
1024 prioritize the awarding of grants that benefit any resident or prospective
1025 resident who is (1) a low-income resident, (2) a veteran, (3) a victim of
1026 family violence, or (4) experiencing homelessness or who has

1027 experienced homelessness.

1028 (e) The commissioner shall exclude from the program any owner of a
1029 residential dwelling unit determined by the commissioner to be in
1030 violation of chapter 830 of the general statutes.

1031 (f) The sum of two hundred million dollars is appropriated to the
1032 program from the General Fund for each of five fiscal years, beginning
1033 in the fiscal year ending June 30, 2024.

1034 (g) On or before October 1, 2027, the commissioner shall file a report,
1035 in accordance with the provisions of section 11-4a of the general statutes,
1036 with the joint standing committee of the General Assembly having
1037 cognizance of matters relating to housing (1) analyzing the success of
1038 the pilot program, and (2) recommending whether a permanent
1039 program should be established in the state and, if so, any proposed
1040 legislation for such program.

1041 (h) The pilot program established pursuant to this section shall
1042 terminate on September 30, 2028.

1043 Sec. 22. (*Effective from passage*) The Commissioner of Housing shall,
1044 within available appropriations, establish a pilot program to provide
1045 temporary housing for (1) persons experiencing homelessness, or (2)
1046 veterans who need respite care. Such program shall be implemented in
1047 not fewer than three municipalities, each with a population of not less
1048 than seventy-five thousand, and shall provide not fewer than twenty
1049 housing units for eligible persons who need respite care because they
1050 are recovering from injury or illness. The commissioner shall establish
1051 eligibility criteria for persons eligible to participate in the pilot program.
1052 The commissioner may contract with one or more nonprofit
1053 organizations to administer the program. Not later than January 1, 2025,
1054 the commissioner shall submit a report on the pilot program, in
1055 accordance with the provisions of section 11-4a of the general statutes,
1056 to the joint standing committee of the General Assembly having
1057 cognizance of matters relating to housing. The pilot program shall

1058 terminate on January 1, 2025.

1059 Sec. 23. (*Effective from passage*) (a) There is established a task force to
1060 study the potential growth of affordable housing in the state through
1061 the conversion of underutilized commercial and retail properties,
1062 including, but not limited to, shopping malls, hotels and warehouses,
1063 into such housing.

1064 (b) The task force shall consist of the following members:

1065 (1) Two appointed by the speaker of the House of Representatives,
1066 one of whom represents an affordable housing advocacy organization;

1067 (2) Two appointed by the president pro tempore of the Senate, one of
1068 whom represents a community development corporation;

1069 (3) One appointed by the majority leader of the House of
1070 Representatives;

1071 (4) One appointed by the majority leader of the Senate;

1072 (5) One appointed by the minority leader of the House of
1073 Representatives, who represents retail or commercial property owners;

1074 (6) One appointed by the minority leader of the Senate, who
1075 represents a local chamber of commerce;

1076 (7) The Commissioner of Housing, or the commissioner's designee;
1077 and

1078 (8) The Commissioner of Economic and Community Development,
1079 or the commissioner's designee.

1080 (c) Any member of the task force appointed under subdivision (1),
1081 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member
1082 of the General Assembly.

1083 (d) All initial appointments to the task force shall be made not later

1084 than thirty days after the effective date of this section. Any vacancy shall
1085 be filled by the appointing authority.

1086 (e) The speaker of the House of Representatives and the president pro
1087 tempore of the Senate shall select the chairpersons of the task force from
1088 among the members of the task force. Such chairpersons shall schedule
1089 the first meeting of the task force, which shall be held not later than sixty
1090 days after the effective date of this section.

1091 (f) The administrative staff of the joint standing committee of the
1092 General Assembly having cognizance of matters relating to housing
1093 shall serve as administrative staff of the task force.

1094 (g) Not later than January 1, 2024, the task force shall submit a report
1095 on its findings and recommendations to the joint standing committee of
1096 the General Assembly having cognizance of matters relating to housing,
1097 in accordance with the provisions of section 11-4a of the general statutes.
1098 The task force shall terminate on the date that it submits such report or
1099 January 1, 2024, whichever is later.

| | | |
|-------------------------------------------------------------------------------|------------------------|-------------------|
| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | <i>October 1, 2023</i> | New section |
| Sec. 2 | <i>October 1, 2023</i> | 47a-1 |
| Sec. 3 | <i>October 1, 2023</i> | New section |
| Sec. 4 | <i>October 1, 2023</i> | 21-64 |
| Sec. 5 | <i>October 1, 2023</i> | 47a-23 |
| Sec. 6 | <i>October 1, 2023</i> | 47a-42 |
| Sec. 7 | <i>October 1, 2023</i> | New section |
| Sec. 8 | <i>October 1, 2023</i> | 47a-4(a) |
| Sec. 9 | <i>October 1, 2023</i> | 47a-15a |
| Sec. 10 | <i>October 1, 2023</i> | 47a-6a(a) and (b) |
| Sec. 11 | <i>October 1, 2023</i> | New section |
| Sec. 12 | <i>October 1, 2023</i> | 47a-58 |
| Sec. 13 | <i>October 1, 2023</i> | New section |

| | | |
|---------|---------------------------------------------------------------------------------------------------|-------------|
| Sec. 14 | <i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i> | 12-63b |
| Sec. 15 | <i>October 1, 2023</i> | 8-395 |
| Sec. 16 | <i>October 1, 2023</i> | 29-263 |
| Sec. 17 | <i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i> | New section |
| Sec. 18 | <i>October 1, 2023</i> | New section |
| Sec. 19 | <i>October 1, 2023</i> | New section |
| Sec. 20 | <i>from passage</i> | New section |
| Sec. 21 | <i>October 1, 2023</i> | New section |
| Sec. 22 | <i>from passage</i> | New section |
| Sec. 23 | <i>from passage</i> | New section |

Statement of Purpose:

To promote fair and equitable housing opportunities in every community in the state.

[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.]

Co-Sponsors: SEN. LOONEY, 11th Dist.; SEN. DUFF, 25th Dist.
 SEN. ANWAR, 3rd Dist.; SEN. CABRERA, 17th Dist.
 SEN. COHEN, 12th Dist.; SEN. FLEXER, 29th Dist.
 SEN. FONFARA, 1st Dist.; SEN. GASTON, 23rd Dist.
 SEN. HOCHADEL, 13th Dist.; SEN. KUSHNER, 24th Dist.
 SEN. LESSER, 9th Dist.; SEN. LOPES, 6th Dist.
 SEN. MAHER, 26th Dist.; SEN. MARX, 20th Dist.
 SEN. MCCRORY, 2nd Dist.; SEN. MILLER P., 27th Dist.
 SEN. MOORE, 22nd Dist.; SEN. RAHMAN, 4th Dist.
 SEN. SLAP, 5th Dist.; SEN. WINFIELD, 10th Dist.
 REP. NOLAN, 39th Dist.

S.B. 4