



General Assembly

Amendment

January Session, 2023

LCO No. 9655



Offered by:

REP. RITTER M., 1st Dist.
SEN. LOONEY, 11th Dist.
REP. ROJAS, 9th Dist.
SEN. DUFF, 25th Dist.

REP. LUXENBERG, 12th Dist.
SEN. MOORE, 22nd Dist.
REP. KAVROS DEGRAW, 17th Dist.
SEN. RAHMAN, 4th Dist.

To: Subst. Senate Bill No. 998

File No. 427

Cal. No. 584

"AN ACT ESTABLISHING A TAX ABATEMENT FOR CERTAIN CONSERVATION EASEMENTS."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Subparagraph (A) of subdivision (7) of subsection (c) of
4 section 7-148 of the general statutes is repealed and the following is
5 substituted in lieu thereof (*Effective October 1, 2023*):

6 (7) (A) (i) Make rules relating to the maintenance of safe and sanitary
7 housing and prescribe civil penalties for the violation of such rules
8 against an owner of rental property not to exceed two thousand dollars
9 per violation, provided if multiple violations are discovered on the same
10 date, such violations shall be enforced as one violation, and any such
11 owner assessed a civil penalty pursuant to this subparagraph shall have
12 a right of appeal to the legislative body of the municipality, or to the

13 board of selectmen in a municipality where the legislative body is a
14 town meeting, upon the grounds that such violation was proximately
15 caused by a tenant's reckless or wilful act;

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

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

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

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

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

32 (vii) Regulate plumbing and house drainage;

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

38 Sec. 502. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
39 "walk-through" means a joint physical inspection of the dwelling unit
40 by the landlord and the tenant, or their designees, for the purpose of
41 noting and listing any observed conditions within the dwelling unit. On
42 and after January 1, 2024, upon or after the entry into a rental agreement

43 but prior to the tenant's occupancy of a dwelling unit, a landlord shall
44 offer such tenant the opportunity to conduct a walk-through of the
45 dwelling unit. If the tenant requests such a walk-through, the landlord
46 and tenant, or their designees, shall use a copy of the preoccupancy
47 walk-through checklist prepared by the Commissioner of Housing
48 under subsection (c) of this section. The landlord and the tenant, or their
49 designees, shall specifically note on the walk-through checklist any
50 existing conditions, defects or damages to the dwelling unit present at
51 the time of the walk-through. After the walk-through, the landlord and
52 the tenant, or their designees, shall sign duplicate copies of the walk-
53 through checklist and each shall receive a copy.

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

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

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

70 Sec. 503. Section 47a-1 of the general statutes is repealed and the
71 following is substituted in lieu thereof (*Effective October 1, 2023*):

72 As used in this chapter, [and] sections 47a-21, 47a-23 to 47a-23c,
73 inclusive, as amended by this act, 47a-26a to 47a-26g, inclusive, 47a-35
74 to 47a-35b, inclusive, 47a-41a, 47a-43, [and] 47a-46 and [section] 47a-7b

75 and sections 502 and 504 of this act:

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

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

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

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

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

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

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

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

103 (i) "Rental agreement" means all agreements, written or oral, and

104 valid rules and regulations adopted under section 47a-9 or subsection
105 (d) of section 21-70 embodying the terms and conditions concerning the
106 use and occupancy of a dwelling unit or premises.

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

111 (k) "Single-family residence" means a structure maintained and used
112 as a single dwelling unit. Notwithstanding that a dwelling unit shares
113 one or more walls with another dwelling unit or has a common parking
114 facility, it is a single-family residence if it has direct access to a street or
115 thoroughfare and does not share heating facilities, hot water equipment
116 or any other essential facility or service with any other dwelling unit.

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

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

126 Sec. 504. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
127 "tenant screening report" means a credit report, a criminal background
128 report, an employment history report, a rental history report or any
129 combination thereof, used by a landlord to determine the suitability of
130 a prospective tenant.

131 (b) No landlord may demand from a prospective tenant any
132 payment, fee or charge for the processing, review or acceptance of any
133 rental application, or demand any other payment, fee or charge before
134 or at the beginning of the tenancy, except a security deposit pursuant to

135 section 47a-21 of the general statutes, as amended by this act, advance
136 payment for the first month's rent or a deposit for a key or any special
137 equipment, or a fee for a tenant screening report as provided in
138 subsection (c) of this section. No landlord may charge a tenant a move-
139 in or move-out fee.

140 (c) On and after October 1, 2023, a landlord may charge a fee not
141 exceeding fifty dollars plus an adjustment reflecting any increase in the
142 consumer price index for urban consumers, as determined by the
143 Commissioner of Housing on an annual basis, for a tenant screening
144 report concerning a prospective tenant.

145 (d) A landlord that charges a fee for a tenant screening report
146 concerning a prospective tenant shall provide the prospective tenant
147 with (1) a copy of the tenant screening report or, if the landlord is
148 prohibited from providing such a copy, information concerning such
149 report that would allow such tenant to request a copy of such report
150 from the service provider that produced such report, and (2) a copy of
151 the receipt or invoice from the entity conducting the tenant screening
152 report concerning the prospective tenant.

153 Sec. 505. Subsection (a) of section 47a-4 of the general statutes is
154 repealed and the following is substituted in lieu thereof (*Effective October*
155 *1, 2023*):

156 (a) A rental agreement shall not provide that the tenant: (1) Agrees to
157 waive or forfeit rights or remedies under this chapter and sections 47a-
158 21, as amended by this act, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-
159 26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46,
160 or under any section of the general statutes or any municipal ordinance
161 unless such section or ordinance expressly states that such rights may
162 be waived; (2) authorizes the landlord to confess judgment on a claim
163 arising out of the rental agreement; (3) agrees to the exculpation or
164 limitation of any liability of the landlord arising under law or to
165 indemnify the landlord for that liability or the costs connected
166 therewith; (4) agrees to waive his right to the interest on the security

167 deposit pursuant to section 47a-21, as amended by this act; (5) agrees to
168 permit the landlord to dispossess him without resort to court order; (6)
169 consents to the distraint of his property for rent; (7) agrees to pay the
170 landlord's attorney's fees in excess of fifteen per cent of any judgment
171 against the tenant in any action in which money damages are awarded;
172 (8) agrees to pay a late charge prior to the expiration of the grace period
173 set forth in section 47a-15a, as amended by this act, or to pay rent in a
174 reduced amount if such rent is paid prior to the expiration of such grace
175 period; (9) agrees to pay a late charge on rent payments made
176 subsequent to such grace period in an amount exceeding the amounts
177 set forth in section 47a-15a, as amended by this act; or [(9)] (10) agrees
178 to pay a heat or utilities surcharge if heat or utilities is included in the
179 rental agreement.

180 Sec. 506. Section 47a-15a of the general statutes is repealed and the
181 following is substituted in lieu thereof (*Effective October 1, 2023*):

182 (a) If rent is unpaid when due and the tenant fails to pay rent within
183 nine days thereafter or, in the case of a one-week tenancy, within four
184 days thereafter, the landlord may terminate the rental agreement in
185 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive.
186 For purposes of this section, "grace period" means the nine-day or four-
187 day time periods identified in this subsection, as applicable.

188 (b) If a rental agreement contains a valid written agreement to pay a
189 late charge in accordance with subsection (a) of section 47a-4, as
190 amended by this act, a landlord may assess a tenant such a late charge
191 on a rent payment made subsequent to the grace period in accordance
192 with this section. Such late charge may not exceed the lesser of (1) five
193 dollars per day, up to a maximum of fifty dollars, or (2) five per cent of
194 the delinquent rent payment or, in the case of a rental agreement paid
195 in whole or in part by a governmental or charitable entity, five per cent
196 of the tenant's share of the delinquent rent payment. The landlord may
197 not assess more than one late charge upon a delinquent rent payment,
198 regardless of how long the rent remains unpaid.

199 Sec. 507. Section 8-339 of the general statutes is repealed and the
200 following is substituted in lieu thereof (*Effective July 1, 2023*):

201 (a) The Commissioner of Housing shall establish, within available
202 appropriations, and administer a security deposit guarantee program
203 for [persons who (1) (A) are recipients of temporary family assistance,
204 aid under the state supplement program, or state-administered general
205 assistance, or (B) have a documented showing of financial need, and (2)
206 (A) are residing in emergency shelters or other emergency housing,
207 cannot remain in permanent housing due to any reason specified in
208 subsection (a) of section 17b-808, or are] (1) any individual or family
209 whose income is sixty per cent or less of the median income of the state,
210 adjusted for family size, as determined by the United States Department
211 of Housing and Urban Development and who have a documented
212 financial need as determined by the commissioner, (2) any individual
213 who is served a writ, summons and complaint in a summary process
214 action instituted pursuant to chapter 832, or [(B) have] (3) any individual
215 who receives a certificate or voucher from a rental assistance program
216 or federal [Section 8] Housing Choice Voucher program. Under the
217 security deposit guarantee program, the [Commissioner of Housing]
218 commissioner may provide security deposit guarantees for use by
219 [such] persons who are eligible pursuant to this subsection in lieu of a
220 security deposit on a rental dwelling unit. Eligible persons may receive
221 a security deposit guarantee in an amount not to exceed the equivalent
222 of two months' rent on such rental unit. No person may apply for and
223 receive a security deposit guarantee more than once in any [eighteen-
224 month] twenty-four-month period without the express authorization of
225 the [Commissioner of Housing] commissioner, except as provided in
226 subsection (b) of this section. The [Commissioner of Housing]
227 commissioner may deny eligibility for the [security deposit guarantee]
228 program to an applicant for whom the commissioner has paid [two] one
229 or more claims by landlords. The [Commissioner of Housing]
230 commissioner shall prioritize the provision of security deposit
231 guarantees to eligible veterans and may establish priorities for
232 providing security deposit guarantees to other eligible persons

233 described in [subparagraphs (A) and (B) of subdivision (2)] subdivisions
234 (1) to (3), inclusive, of this subsection in order to administer the program
235 within available appropriations.

236 (b) In the case of any person who qualifies for a guarantee, the
237 [Commissioner of Housing] commissioner, or any local or regional
238 nonprofit corporation or social service organization under contract with
239 the Department of Housing to assist in the administration of the
240 [security deposit guarantee] program established pursuant to
241 subsection (a) of this section, may execute a written agreement to pay
242 the landlord for any damages suffered by the landlord due to the
243 tenant's failure to comply with such tenant's obligations, as defined in
244 section 47a-21, as amended by this act, provided the amount of any such
245 payment shall not exceed the amount of the requested security deposit.
246 Notwithstanding the provisions of subsection (a) of this section, if a
247 person who has previously received a grant for a security deposit or a
248 security deposit guarantee becomes eligible for a subsequent security
249 deposit guarantee within [~~eighteen~~] twenty-four months after a claim
250 has been paid on a prior security deposit guarantee, such person may
251 receive a security deposit guarantee. The amount of the subsequent
252 security deposit guarantee for which such person would otherwise have
253 been eligible shall be reduced by (1) any amount of a previous grant
254 which has not been returned to the department pursuant to section 47a-
255 21, as amended by this act, or (2) the amount of any payment made to
256 the landlord for damages pursuant to this subsection.

257 (c) Any payment made pursuant to this section to any person
258 receiving temporary family assistance, aid under the state supplement
259 program or state-administered general assistance shall not be deducted
260 from the amount of assistance to which the recipient would otherwise
261 be entitled.

262 (d) On and after July 1, 2000, no special need or special benefit
263 payments shall be made by the commissioner for security deposits from
264 the temporary family assistance, state supplement, or state-
265 administered general assistance programs.

266 (e) The [Commissioner of Housing] commissioner may, within
267 available appropriations, on a case-by-case basis, provide a security
268 deposit grant to a person eligible for the [security deposit guarantee]
269 program established under subsection (a) of this section, in an amount
270 not to exceed the equivalent of one month's rent on such rental unit,
271 provided the commissioner determines that emergency circumstances
272 exist which threaten the health, safety or welfare of a child who resides
273 with such person. Such person shall not be eligible for more than one
274 such grant without the authorization of said commissioner. Nothing in
275 this section shall preclude the approval of such one-month security
276 deposit grant in conjunction with a one-month security deposit
277 guarantee.

278 (f) The [Commissioner of Housing] commissioner may provide a
279 security deposit grant to a person receiving such grant through any local
280 or regional nonprofit corporation or social service organization under
281 an existing contract with the Department of Housing to assist in the
282 administration of the security deposit program. [but in no event shall
283 a payment be authorized after October 1, 2000.] Nothing in this section
284 shall preclude the commissioner from entering into a contract with one
285 or more local or regional nonprofit corporations or social service
286 organizations for the purpose of issuing security deposit guarantees.

287 (g) A landlord may submit a claim for damages not later than [forty-
288 five] twenty days after the date of termination of the tenancy. Payment
289 shall be made only for a claim that includes receipts for repairs made.
290 No claim shall be paid for an apartment from which a tenant vacated
291 because substandard conditions made the apartment uninhabitable, as
292 determined by a local, state or federal regulatory agency.

293 (h) Any person with income exceeding one hundred fifty per cent of
294 the federal poverty level, who is found eligible to receive a security
295 deposit guarantee under this section and for whom the commissioner
296 has paid a claim by a landlord, shall contribute [five] fifty per cent of
297 one month's rent to the payment of the security deposit. The
298 commissioner may waive such payment for good cause.

299 (i) The [Commissioner of Housing] commissioner shall adopt
300 regulations, in accordance with the provisions of chapter 54, to
301 administer the program established pursuant to this section and to set
302 eligibility criteria for the program, but may implement the program
303 while in the process of adopting such regulations provided notice of
304 intent to adopt the regulations is published [in the Connecticut Law
305 Journal within] on the eRegulations System not later than twenty days
306 after implementation.

307 Sec. 508. Section 47a-23c of the general statutes is repealed and the
308 following is substituted in lieu thereof (*Effective October 1, 2023*):

309 (a) (1) Except as provided in subdivision (2) of this subsection, this
310 section applies to any tenant who resides in a building or complex
311 consisting of five or more separate dwelling units or who resides in a
312 mobile manufactured home park and who is either: (A) Sixty-two years
313 of age or older, or whose spouse, sibling, parent or grandparent is sixty-
314 two years of age or older and permanently resides with that tenant, or
315 (B) a person with a physical or mental disability, as defined in
316 subdivision [(8)] (12) of section 46a-64b, or whose spouse, sibling, child,
317 parent or grandparent is a person with a physical or mental disability
318 who permanently resides with that tenant, but only if such disability can
319 be expected to result in death or to last for a continuous period of at least
320 twelve months.

321 (2) With respect to tenants in common interest communities, this
322 section applies only to (A) a conversion tenant, as defined in subsection
323 (3) of section 47-283, who (i) is described in subdivision (1) of this
324 subsection, or (ii) is not described in subdivision (1) of this subsection
325 but, during a transition period, as defined in subsection (4) of section 47-
326 283, is residing in a conversion condominium created after May 6, 1980,
327 or in any other conversion common interest community created after
328 December 31, 1982, or (iii) is not described in subdivision (1) of this
329 subsection but is otherwise protected as a conversion tenant by public
330 act 80-370, and (B) a tenant who is not a conversion tenant but who is
331 described in subdivision (1) of this subsection if his landlord owns five

332 or more dwelling units in the common interest community in which the
333 dwelling unit is located.

334 (3) As used in this section, "tenant" includes each resident of a mobile
335 manufactured home park, as defined in section 21-64, including a
336 resident who owns his own home, "landlord" includes a "licensee" and
337 an "owner" of a mobile manufactured home park, as defined in section
338 21-64, "complex" means two or more buildings on the same or
339 contiguous parcels of real property under the same ownership, and
340 "mobile manufactured home park" means a parcel of real property, or
341 contiguous parcels of real property under the same ownership, upon
342 which five or more mobile manufactured homes occupied for
343 residential purposes are located.

344 (b) (1) No landlord may bring an action of summary process or other
345 action to dispossess a tenant described in subsection (a) of this section
346 except for one or more of the following reasons: (A) Nonpayment of
347 rent; (B) refusal to agree to a fair and equitable rent increase, as defined
348 in subsection (c) of this section; (C) material noncompliance with section
349 47a-11 or subsection (b) of section 21-82, which materially affects the
350 health and safety of the other tenants or which materially affects the
351 physical condition of the premises; (D) voiding of the rental agreement
352 pursuant to section 47a-31, or material noncompliance with the rental
353 agreement; (E) material noncompliance with the rules and regulations
354 of the landlord adopted in accordance with section 47a-9 or 21-70; (F)
355 permanent removal by the landlord of the dwelling unit of such tenant
356 from the housing market; or (G) bona fide intention by the landlord to
357 use such dwelling unit as his principal residence.

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

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

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

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

375 (d) A landlord, to determine whether a tenant is a protected tenant,
376 as described in subdivision (1) of subsection (a) of this section, may
377 request proof of such protected status. On such request, any tenant
378 claiming protection shall provide proof of the protected status within
379 thirty days. The proof shall include a statement of a physician or an
380 advanced practice registered nurse in the case of alleged blindness or
381 other physical disability.

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

389 (2) Not later than December 1, 2023, the Commissioner of Housing
390 shall create a notice to be used by landlords, pursuant to subdivision (1)
391 of this subsection, to inform tenants of the rights provided to protected
392 tenants under subsections (b) and (c) of this section. Such notice shall be
393 a one-page, plain-language summary of such rights and shall be
394 available in both English and Spanish. Not later than December 1, 2023,
395 such notice shall be posted on the Department of Housing's Internet web

396 site.

397 (3) Not later than December 1, 2028, the commissioner shall (A)
398 translate the notice required under subdivision (2) of this subsection
399 into the five most commonly spoken languages in the state, as
400 determined by the commissioner, and (B) post such translations on the
401 Department of Housing's Internet web site not later than December 1,
402 2028.

403 Sec. 509. Subsection (a) of section 8-41 of the general statutes is
404 repealed and the following is substituted in lieu thereof (*Effective October*
405 *1, 2023*):

406 (a) For purposes of this section, a "tenant of the authority" means a
407 tenant who lives in housing owned or managed by a housing authority
408 or who is receiving housing assistance in a housing program directly
409 administered by such authority. When the governing body of a
410 municipality other than a town adopts a resolution as described in
411 section 8-40, it shall promptly notify the chief executive officer of such
412 adoption. Upon receiving such notice, the chief executive officer shall
413 appoint five persons who are residents of [said] such municipality as
414 commissioners of the authority, except that the chief executive officer
415 may appoint two additional persons who are residents of the
416 municipality if (1) the authority operates more than three thousand
417 units, or (2) upon the appointment of a tenant commissioner pursuant
418 to subsection (c) of this section, the additional appointments are
419 necessary to achieve compliance with 24 CFR 964.415 or section 9-167a.
420 If the governing body of a town adopts such a resolution, such body
421 shall appoint five persons who are residents of [said] such town as
422 commissioners of the authority created for such town, except that such
423 body may appoint two additional persons who are residents of the town
424 if, upon the appointment of a tenant commissioner pursuant to
425 subsection (c) of this section, the additional appointments are necessary
426 to achieve compliance with 24 CFR 964.415 or section 9-167a. The
427 commissioners who are first so appointed shall be designated to serve
428 for a term of either one, two, three, four or five years, except that if the

429 authority has five members, the terms of not more than one member
430 shall expire in the same year. Terms shall commence on the first day of
431 the month next succeeding the date of their appointment, and annually
432 thereafter a commissioner shall be appointed to serve for five years
433 except that any vacancy which may occur because of a change of
434 residence by a commissioner, removal of a commissioner, resignation or
435 death shall be filled for the unexpired portion of the term. If a governing
436 body increases the membership of the authority on or after July 1, 1995,
437 such governing body shall, by resolution, provide for a term of five
438 years for each such additional member. The term of the chairman shall
439 be three years. At least one of such commissioners of an authority
440 having five members, and at least two of such commissioners of an
441 authority having more than five members, shall be a tenant or tenants
442 of the authority selected pursuant to subsection (c) of this section. If, on
443 October 1, 1979, a municipality has adopted a resolution as described in
444 section 8-40, but has no tenants serving as commissioners, the chief
445 executive officer of a municipality other than a town or the governing
446 body of a town shall appoint a tenant who meets the qualifications set
447 out in this section as a commissioner of such authority when the next
448 vacancy occurs. No commissioner of an authority may hold any public
449 office in the municipality for which the authority is created. A
450 commissioner shall hold office until [said] such commissioner's
451 successor is appointed and has qualified. Not later than January 1, 2024,
452 each commissioner who is serving on said date and, thereafter, upon
453 appointment, each newly appointed commissioner who is not a
454 reappointed commissioner, shall participate in a training for housing
455 authority commissioners provided by an industry-recognized training
456 provider. A certificate of the appointment or reappointment of any
457 commissioner shall be filed with the clerk and shall be conclusive
458 evidence of the legal appointment of such commissioner, after said
459 commissioner has taken an oath in the form prescribed in the first
460 paragraph of section 1-25. The powers of each authority shall be vested
461 in the commissioners thereof. Three commissioners shall constitute a
462 quorum if the authority consists of five commissioners. Four
463 commissioners shall constitute a quorum if the authority consists of

464 more than five commissioners. Action may be taken by the authority
465 upon a vote of not less than a majority of the commissioners present []
466 unless the bylaws of the authority require a larger number. The chief
467 executive officer, or, in the case of an authority for a town, the governing
468 body of the town, shall designate which of the commissioners shall be
469 the first chairman, but when the office of chairman of the authority
470 becomes vacant, the authority shall select a chairman from among its
471 commissioners. An authority shall select from among its commissioners
472 a vice chairman, and it may employ a secretary, who shall be executive
473 director, and technical experts and such other officers, agents and
474 employees, permanent and temporary, as it requires, and shall
475 determine their qualifications, duties and compensation, provided, in
476 municipalities having a civil service law, all appointments and
477 promotions, except the employment of the secretary, shall be based on
478 examinations given and lists prepared under such law, and, except so
479 far as may be inconsistent with the terms of this chapter, such civil
480 service law and regulations adopted thereunder shall apply to such
481 housing authority and its personnel. For such legal services as it
482 requires, an authority may employ its own counsel and legal staff. An
483 authority may delegate any of its powers and duties to one or more of
484 its agents or employees. A commissioner, or any employee of the
485 authority who handles its funds, shall be required to furnish an
486 adequate bond. The commissioners shall serve without compensation,
487 but shall be entitled to reimbursement for their actual and necessary
488 expenses incurred in the performance of their official duties.

489 Sec. 510. Section 8-68f of the general statutes is repealed and the
490 following is substituted in lieu thereof (*Effective October 1, 2023*):

491 Each housing authority [which] that receives financial assistance
492 under any state housing program, and the Connecticut Housing Finance
493 Authority or its subsidiary when said authority or subsidiary is the
494 successor owner of housing previously owned by a housing authority
495 under part II or part VI of this chapter, shall, for housing which it owns
496 and operates, (1) provide each of its tenants with a written lease, (2)
497 provide each of its tenants, at the time the tenant signs an initial lease

498 and annually thereafter, with contact information for the management
499 of the housing authority, the local health department and the
500 Commission on Human Rights and Opportunities, and a copy of the
501 guidance concerning the rights and responsibilities of landlords and
502 tenants that is posted on the Internet web site of the judicial branch, (3)
503 adopt a procedure for hearing tenant complaints and grievances, [(3)]
504 (4) adopt procedures for soliciting tenant comment on proposed
505 changes in housing authority policies and procedures, including
506 changes to its lease and to its admission and occupancy policies, and
507 [(4)] (5) encourage tenant participation in the housing authority's
508 operation of state housing programs, including, where appropriate, the
509 facilitation of tenant participation in the management of housing
510 projects. If such housing authority or the Connecticut Housing Finance
511 Authority or its subsidiary operates both a federal and a state-assisted
512 housing program, it shall use the same procedure for hearing tenant
513 grievances in both programs. The Commissioner of Housing shall adopt
514 regulations, in accordance with the provisions of chapter 54, to establish
515 uniform minimum standards for the requirements in this section.

516 Sec. 511. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of
517 Housing shall, within existing appropriations, develop standardized
518 rental agreement forms that may be used by landlords and tenants in
519 the state. Such forms shall contain the essential terms of a rental
520 agreement between any landlord and any tenant, be designed to be
521 easily read and understood and include plain language explanations of
522 all terms and conditions of the agreement, including, but not limited to,
523 rent, fees, deposits and other charges. The commissioner shall make
524 such forms available in both English and Spanish and shall post such
525 forms on the Department of Housing's Internet web site not later than
526 July 1, 2024, and shall revise such forms from time to time, at the
527 commissioner's discretion.

528 (b) Not later than December 1, 2028, the commissioner shall (1)
529 translate the forms developed pursuant to subsection (a) of this section
530 into the five most commonly spoken languages in the state, as
531 determined by the commissioner, and (2) post such translations on the

532 Department of Housing's Internet web site not later than December 1,
533 2028.

534 Sec. 512. Section 47a-58 of the general statutes is repealed and the
535 following is substituted in lieu thereof (*Effective October 1, 2023*):

536 (a) Any enforcing agency may issue a notice of violation to any
537 person who violates any provision of this chapter or a provision of a
538 local housing code. If an enforcing agency issues an order to a registrant,
539 such order may be delivered in accordance with section 7-148ii,
540 provided nothing in this section shall preclude an enforcing agency
541 from providing notice in another manner permitted by applicable law.
542 Such notice shall specify each violation and specify the last day by which
543 such violation shall be corrected. The date specified shall not be less than
544 three weeks from the date of mailing of such notice, provided that in the
545 case of a condition, which in the judgment of the enforcing agency is or
546 in its effect is dangerous or detrimental to life or health, the date
547 specified shall not be more than five days from the date of mailing of
548 such notice. The enforcing agency may postpone the last day by which
549 a violation shall be corrected upon a showing by the owner or other
550 responsible person that he has begun to correct the violation but that
551 full correction of the violation cannot be completed within the time
552 provided because of technical difficulties, inability to obtain necessary
553 materials or labor or inability to gain access to the dwelling unit wherein
554 the violation exists.

555 (b) When the owner or other responsible person has corrected such
556 violation, the owner or other responsible person shall promptly, but not
557 later than two weeks after such correction, report to the enforcing
558 agency in writing, indicating the date when each violation was
559 corrected. It shall be presumed that the violation was corrected on the
560 date so indicated, unless a subsequent inspection by the enforcing
561 agency again reveals the existence of the condition giving rise to the
562 earlier notice of violation.

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

564 forth in the notice of violation shall be subject to a cumulative civil
565 penalty of five dollars per day for each violation from the date set for
566 correction in the notice of violation to the date such violation is
567 corrected, except that in any case, the penalty shall not exceed one
568 hundred dollars per day and the total penalty shall not exceed seven
569 thousand five hundred dollars. The penalty may be collected by the
570 enforcing agency by action against the owner or other responsible
571 person or by an action against the real property. An action against the
572 owner may be joined with an action against the real property.

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

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

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

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

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

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

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

600 Sec. 513. Section 8-68d of the general statutes is repealed and the
601 following is substituted in lieu thereof (*Effective October 1, 2023*):

602 Each housing authority shall submit a report to the Commissioner of
603 Housing and the chief executive officer of the municipality in which the
604 authority is located not later than March first, annually. The report shall
605 contain (1) an inventory of all existing housing owned or operated by
606 the authority, including the total number, types and sizes of rental units
607 and the total number of occupancies and vacancies in each housing
608 project or development, and a description of the condition of such
609 housing, (2) a description of any new construction projects being
610 undertaken by the authority and the status of such projects, (3) the
611 number and types of any rental housing sold, leased or transferred
612 during the period of the report which is no longer available for the
613 purpose of low or moderate income rental housing, (4) the results of the
614 authority's annual audit conducted in accordance with section 4-231 if
615 required by said section, and [(4)] (5) such other information as the
616 commissioner may require by regulations adopted in accordance with
617 the provisions of chapter 54.

618 Sec. 514. Subsections (a) and (b) of section 47a-6a of the general
619 statutes are repealed and the following is substituted in lieu thereof
620 (*Effective October 1, 2023*):

621 (a) As used in this section, (1) "address" means a location as described
622 by the full street number, if any, the street name, the city or town, and
623 the state, and not a mailing address such as a post office box, (2)
624 "dwelling unit" means any house or building, or portion thereof, which
625 is rented, leased or hired out to be occupied, or is arranged or designed

626 to be occupied, or is occupied, as the home or residence of one or more
627 persons, living independently of each other, and doing their cooking
628 upon the premises, and having a common right in the halls, stairways
629 or yards, (3) "agent in charge" or "agent" means one who manages real
630 estate, including, but not limited to, the collection of rents and
631 supervision of property, (4) "controlling participant" means an
632 individual [or entity] that exercises day-to-day financial or operational
633 control, and (5) "project-based housing provider" means a property
634 owner who contracts with the United States Department of Housing and
635 Urban Development to provide housing to tenants under the federal
636 Housing Choice Voucher Program, 42 USC 1437f(o).

637 (b) Any municipality may require the nonresident owner or project-
638 based housing provider of occupied or vacant rental real property to
639 [maintain on file in the office of] report to the tax assessor, or other
640 municipal office designated by the municipality, the current residential
641 address of the nonresident owner or project-based housing provider of
642 such property, if the nonresident owner or project-based housing
643 provider is an individual, or the current residential address of the agent
644 in charge of the building, if the nonresident owner or project-based
645 housing provider is a corporation, partnership, trust or other legally
646 recognized entity owning rental real property in the state. [In the case
647 of a] If the nonresident owners or project-based housing [provider, such
648 information] providers are a corporation, partnership, trust or other
649 legally recognized entity owning rental real property in the state, such
650 report shall also include identifying information and the current
651 residential address of each controlling participant associated with the
652 property. [, except that, if such controlling participant is a corporation,
653 partnership, trust or other legally recognized entity, the project-based
654 housing provider shall include the identifying information and the
655 current residential address of an individual who exercises day-to-day
656 financial or operational control of such entity.] If such residential
657 address changes, notice of the new residential address shall be provided
658 by such nonresident owner, project-based housing provider or agent in
659 charge of the building to the office of the tax assessor or other designated

660 municipal office not more than twenty-one days after the date that the
661 address change occurred. If the nonresident owner, project-based
662 housing provider or agent fails to file an address under this section, the
663 address to which the municipality mails property tax bills for the rental
664 real property shall be deemed to be the nonresident owner, project-
665 based housing provider or agent's current address. Such address may
666 be used for compliance with the provisions of subsection (c) of this
667 section.

668 (c) Any report provided to a tax assessor pursuant to subsection (b)
669 of this section on or after October 1, 2023, shall be confidential and shall
670 not be disclosed under chapter 14 of the general statutes.

671 Sec. 515. (NEW) (*Effective October 1, 2023*) (a) There shall be an Office
672 of Responsible Growth within the Intergovernmental Policy Division of
673 the Office of Policy and Management.

674 (b) The Office of Responsible Growth shall be responsible for the
675 following:

676 (1) Collecting, analyzing and disseminating information to assist in
677 the ongoing development of responsible growth goals for the Governor,
678 Continuing Committee on State Planning and Development, state and
679 regional agencies, local governments and the public;

680 (2) Coordinating the development of state agency policy, planning
681 and programming to improve outcomes and make efficient use of state
682 resources and expertise through the development and implementation
683 of the state plan of conservation and development pursuant to chapters
684 297 and 297a of the general statutes;

685 (3) Administering the responsibilities under the Connecticut
686 Environmental Policy Act that have been assigned to the Office of Policy
687 and Management, as set forth in sections 22a-1 to 22a-1h, inclusive, of
688 the general statutes;

689 (4) Facilitating interagency coordination in matters involving land

690 and water resources and infrastructure improvements, among other
691 activities;

692 (5) Facilitating coordination between the state, planning regions and
693 municipalities on matters of development and conservation by serving
694 as a state liaison to regional councils of governments;

695 (6) Providing staff support to boards, committees and other groups
696 deemed appropriate by the Secretary of the Office of Policy and
697 Management, such as the Advisory Commission on Intergovernmental
698 Relations and the State Water Planning Council;

699 (7) Administering grant programs, as deemed appropriate by the
700 secretary, such as responsible growth and transit-oriented development
701 and regional performance incentive grant programs; and

702 (8) Performing other duties as deemed appropriate by the secretary
703 to address current and emerging development and conservation issues.

704 (c) The secretary shall designate a member of the secretary's staff to
705 serve as the State Responsible Growth Coordinator to oversee the Office
706 of Responsible Growth.

707 (d) The Office of Responsible Growth established pursuant to this
708 section shall constitute a successor agency to the office established by
709 Executive Order No. 15 of Governor M. Jodi Rell, in accordance with
710 section 4-38d of the general statutes.

711 Sec. 516. (NEW) (*Effective July 1, 2023*) (a) As used in this section:

712 (1) "Affordable housing unit" means a dwelling unit conveyed by an
713 instrument containing a covenant or restriction that requires such
714 dwelling unit to be sold or rented at or below a price intended to
715 preserve such unit as housing for a low-income household;

716 (2) "Commission", "zoning commission" or "zoning authority" means
717 a zoning commission, planning commission, planning and zoning
718 commission, zoning board of appeals or other municipal agency

719 exercising zoning or planning authority;

720 (3) "Commissioner" means the Commissioner of Housing, unless
721 otherwise specified;

722 (4) "Dwelling unit" means any house or building, or portion thereof,
723 which is occupied, is designed to be occupied, or is rented, leased or
724 hired out to be occupied, as a home or residence of one or more persons;

725 (5) "Median income" is the state median income, as determined by the
726 United States Department of Housing and Urban Development;

727 (6) "Multifamily housing" means a residential building that contains
728 three or more dwelling units;

729 (7) "Municipal fair share allocation" means the portion of the
730 minimum need for affordable housing units in a planning region, as
731 determined pursuant to subsection (b) of this section, that is allocated to
732 a municipality located within such planning region;

733 (8) "Planning region" means a planning region of the state, as defined
734 or redefined by the Secretary of the Office of Policy and Management,
735 or the secretary's designee, under the provisions of section 16a-4a of the
736 general statutes, except the Metropolitan and Western planning regions
737 shall be considered a single planning region; and

738 (9) "Secretary" means the Secretary of the Office of Policy and
739 Management.

740 (b) (1) Not later than December 1, 2024, the secretary, in consultation
741 with the Commissioners of Housing and Economic and Community
742 Development and, as may be determined by the secretary, experts,
743 advocates and organizations with expertise in affordable housing, fair
744 housing and planning and zoning, shall establish a methodology for
745 each municipality's fair share allocation by:

746 (A) Determining the need for affordable housing units in each
747 planning region; and

748 (B) Fairly allocating such need to the municipalities in each planning
749 region considering the duty of the state and municipalities to
750 affirmatively further fair housing pursuant to section 8-2 of the general
751 statutes and 42 USC 3608. Such methodology shall rely on data from the
752 Comprehensive Housing Affordability Strategy data set published by
753 the United States Department of Housing and Urban Development, or
754 from a similar source as may be determined by the secretary.

755 (2) The secretary shall ensure that the fair share allocation
756 methodology:

757 (A) Is designed with due consideration for the duty of the state and
758 each municipality to affirmatively further fair housing in accordance
759 with section 8-2 of the general statutes and 42 USC 3608;

760 (B) Relies on appropriate metrics of the minimum need for affordable
761 housing units in a planning region to ensure adequate housing options,
762 including the number of households whose income is not greater than
763 thirty per cent of the area median income and whose housing costs
764 constitute fifty per cent or more of such household's income;

765 (C) Relies on appropriate factors for fairly allocating such need to
766 each municipality within each planning region, including a
767 municipality's compliance with the requirements of sections 8-2 and 8-
768 23 of the general statutes with regard to promoting housing choice and
769 economic diversity in housing, including housing for both low and
770 moderate income households, and encouraging the development of
771 housing which meets the identified housing needs and the development
772 of housing opportunities, including opportunities for multifamily
773 housing, for all residents of the municipality and the planning region in
774 which the municipality is located;

775 (D) Does not assign a fair share allocation to any municipality with a
776 federal poverty rate of twenty per cent or greater based on data reported
777 in the most recent United States decennial census or similar source; and

778 (E) Increases the municipal fair share allocation of a municipality if

779 such municipality, when compared to other municipalities in the same
780 planning region, has:

781 (i) A greater dollar value of the ratable real and personal property, as
782 reflected by its equalized net grand list, calculated in accordance with
783 the provisions of section 10-261a of the general statutes, for residential,
784 commercial, industrial, public utility and vacant land;

785 (ii) A higher median income, based on data reported in the most
786 recent United States decennial census or similar source;

787 (iii) A lower percentage of its population that is below the federal
788 poverty threshold, based on data reported in such census or similar
789 source; or

790 (iv) A lower percentage of its population that lives in multifamily
791 housing, based on data reported in such census or similar source.

792 (3) (A) Not later than December 1, 2024, and every ten years
793 thereafter, the secretary, in consultation with the Commissioners of
794 Housing and Economic and Community Development, shall, using the
795 methodology established pursuant to this subsection, determine the
796 minimum need for affordable housing units for each planning region
797 and a municipal fair share allocation for each municipality within each
798 planning region.

799 (B) No municipal fair share allocation determined pursuant to
800 subparagraph (A) of this subdivision shall exceed twenty per cent of the
801 occupied dwelling units in such municipality.

802 (C) If a municipality seeks to challenge the fair share allocation
803 determined to apply to such municipality pursuant to this subdivision,
804 such municipality shall notify the secretary not later than July 1, 2025,
805 and every ten years thereafter. The secretary shall allow such
806 municipality to present evidence and argument concerning the
807 feasibility and propriety of such municipality's allocation. The secretary,
808 in consultation with the Commissioners of Housing and Economic and

809 Community Development and, as may be determined by the secretary,
810 experts, advocates and organizations with expertise in affordable
811 housing, fair housing and planning and zoning, shall hear such
812 evidence and argument and make such adjustments to the
813 municipality's allocation as the secretary deems appropriate not more
814 than one hundred twenty days after notice to the secretary, provided
815 the secretary may continue such hearing by not more than an additional
816 sixty days. The municipality may be assisted in its presentation of
817 evidence and argument by a state-wide organization representing
818 municipalities.

819 Sec. 517. Section 7-148b of the general statutes is repealed and the
820 following is substituted in lieu thereof (*Effective October 1, 2023*):

821 (a) For purposes of this section and sections 7-148c to 7-148f,
822 inclusive, (1) "seasonal basis" means housing accommodations rented
823 for a period or periods aggregating not more than one hundred twenty
824 days in any one calendar year, [and] (2) "rental charge" includes any fee
825 or charge in addition to rent that is imposed or sought to be imposed
826 upon a tenant by a landlord, and (3) "discretionary infrastructure
827 funding" means any grant, loan or other financial assistance program
828 administered by the state under the provisions of section 4-66c, 4-66g or
829 4-66h or chapter 116b.

830 (b) Any town, city or borough may, and any town, city or borough
831 with a population of five thousand or more, as determined by the most
832 recent decennial census, shall, through its legislative body, adopt an
833 ordinance that creates a fair rent commission. Any such commission
834 shall make studies and investigations, conduct hearings and receive
835 complaints relative to rental charges on housing accommodations,
836 except those accommodations rented on a seasonal basis, within its
837 jurisdiction, which term shall include mobile manufactured homes and
838 mobile manufactured home park lots, in order to control and eliminate
839 excessive rental charges on such accommodations, and to carry out the
840 provisions of sections 7-148b to 7-148f, inclusive, as amended by this act,
841 section 47a-20 and subsection (b) of section 47a-23c, as amended by this

842 act. The commission, for such purposes, may compel the attendance of
843 persons at hearings, issue subpoenas and administer oaths, issue orders
844 and continue, review, amend, terminate or suspend any of its orders and
845 decisions. The commission may be empowered to retain legal counsel
846 to advise it.

847 (c) (1) Any town, city or borough [required to create a fair rent
848 commission pursuant to subsection (b) of this section] with a population
849 of twenty-five thousand or more shall adopt an ordinance creating such
850 commission on or before July 1, 2023, and any town, city or borough
851 with a population of less than twenty-five thousand shall adopt such
852 ordinance on or before July 1, 2024.

853 (2) Not later than thirty days after the adoption of such ordinance, the
854 chief executive officer of such town, city or borough shall [(1)] (A) notify
855 the Commissioner of Housing that such commission has been created,
856 and [(2)] (B) transmit a copy of the ordinance adopted by the town, city
857 or borough to the commissioner.

858 (3) (A) Any town, city or borough with a population of twenty-five
859 thousand or more that fails to create a fair rent commission on or before
860 July 1, 2023, shall be ineligible for any discretionary infrastructure
861 funding.

862 (B) Any town, city or borough with a population less than twenty-
863 five thousand but greater than five thousand that fails to create a fair
864 rent commission on or before July 1, 2024, shall be ineligible for any
865 discretionary infrastructure funding.

866 (C) If any town, city or borough has been deemed ineligible for any
867 discretionary infrastructure funding pursuant to this subsection, such
868 town, city or borough may regain eligibility for such funding by creating
869 a fair rent commission and providing notice of such creation to the
870 commissioner. Such town, city or borough shall regain eligibility for
871 such funding two years after the creation of such commission.

872 (d) Any two or more towns, cities or boroughs [not subject to the

873 requirements of subsection (b) of this section] may, through their
874 legislative bodies, create a joint fair rent commission to satisfy the
875 requirements of this section.

876 Sec. 518. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of
877 Housing, within available appropriations, and in consultation with the
878 Connecticut Housing Finance Authority and representatives of any
879 public housing authority in the state selected by the commissioner, shall
880 establish a program to encourage and recruit owners of rental real
881 property to accept from prospective tenants any federal Housing Choice
882 Voucher, rental assistance program certificate or payment from any
883 other program administered by the state that provides rental payment
884 subsidies for residential dwellings. Such program may include, but need
885 not be limited to, advertisements, community outreach events and
886 communications to owners of rental real property who utilize other
887 programs concerning such property administered by the state.

888 (b) Not later than October 1, 2024, and annually thereafter, the
889 commissioner shall submit a report concerning (1) the status of the
890 program, including an analysis of the effectiveness of the program in
891 recruiting owners of rental real property to accept vouchers, certificates
892 and any other rental payment subsidies, and (2) the commissioner's
893 recommendations concerning the program to the joint standing
894 committee of the General Assembly having cognizance of matters
895 relating to housing, in accordance with the provisions of section 11-4a
896 of the general statutes.

897 Sec. 519. (*Effective from passage*) (a) The Commissioner of Housing
898 shall, within available appropriations, conduct a study on methods to
899 improve the efficiency of processing applications for the rental
900 assistance program. In conducting the study, the commissioner shall
901 consider the following:

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

904 (2) An assessment of the current application process, including any

905 barriers or challenges to applicants or rental real property owners;

906 (3) Recommendations for improving the efficiency of the application
907 process, including the use of technology and alternative processing
908 methods; and

909 (4) An estimate of the cost associated with implementing any
910 recommended improvements.

911 (b) Not later than January 1, 2024, the commissioner shall submit a
912 report on the commissioner's findings and recommendations to the joint
913 standing committee of the General Assembly having cognizance of
914 matters relating to housing, in accordance with the provisions of section
915 11-4a of the general statutes. The report shall include the findings of the
916 commissioner and the commissioner's recommendations for improving
917 the efficiency of processing applications for the rental assistance
918 program.

919 Sec. 520. Section 8-345 of the general statutes is repealed and the
920 following is substituted in lieu thereof (*Effective October 1, 2023*):

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

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

930 (c) In addition to an element in which rental assistance certificates are
931 made available to qualified tenants, to be used in eligible housing which
932 such tenants are able to locate, the program may include a housing
933 support element in which rental assistance for tenants is linked to
934 participation by the property owner in other municipal, state or federal

935 housing repair, rehabilitation or financing programs. The commissioner
936 shall use rental assistance under this section so as to encourage the
937 preservation of existing housing and the revitalization of
938 neighborhoods or the creation of additional rental housing.

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

945 (e) The commissioner shall administer the program under this section
946 to promote housing choice for certificate holders and encourage racial
947 and economic integration. The commissioner shall affirmatively seek to
948 expend all funds appropriated for the program on an annual basis
949 without regard to population limitation established in prior years. The
950 commissioner shall establish maximum rent levels for each municipality
951 in a manner that promotes the use of the program in all municipalities.
952 Any certificate issued pursuant to this section may be used for housing
953 in any municipality in the state. The commissioner shall inform
954 certificate holders that a certificate may be used in any municipality and,
955 to the extent practicable, the commissioner shall assist certificate holders
956 in finding housing in the municipality of their choice.

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

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

964 (h) Any person aggrieved by a decision of the commissioner or the
965 commissioner's agent pursuant to the program under this section shall
966 have the right to a hearing in accordance with the provisions of section

967 8-37gg.

968 Sec. 521. (NEW) (*Effective July 1, 2023*) The Department of Veterans
969 Affairs shall, within available appropriations, convert, rehabilitate and
970 renovate vacant, underused or otherwise available properties for the
971 purpose of housing homeless or housing insecure veterans, and shall
972 build, improve or remediate infrastructure as necessary to support such
973 properties for residential use.

974 Sec. 522. (NEW) (*Effective July 1, 2024, and applicable to any summary*
975 *process action disposed of before or after such date*) (a) In any summary
976 process action instituted pursuant to chapter 832 or 412 of the general
977 statutes, not more than thirty days after (1) the withdrawal of such
978 action, (2) a judgment of dismissal or nonsuit of such action upon any
979 grounds, or (3) a final disposition of such action that includes a
980 judgment for the defendant, the Judicial Department shall remove from
981 its Internet web site any record or identifying information concerning
982 such summary process action.

983 (b) If there is any activity in a case that has had any record or
984 identifying information associated with such case removed pursuant to
985 subsection (a) of this section, or if a case continues beyond the date upon
986 which any such record or information is required to be removed
987 pursuant to subsection (a) of this section because of an appeal, the
988 Judicial Department shall restore the case to, or retain the case on, the
989 Judicial Department Internet web site, together with any such record
990 and information associated with such case. For any record and
991 identifying information restored or retained on the Judicial Department
992 Internet web site pursuant to this subsection, any such record or
993 information shall remain on such web site for thirty days after the final
994 disposition of the associated case, or for the applicable time period from
995 the original disposition specified in subsection (a) of this section,
996 whichever is later.

997 (c) Any record or identifying information concerning any summary
998 process action that has been removed from the Judicial Department

999 Internet web site pursuant to this section shall not be included in any
1000 sale or transfer of bulk case records by the Judicial Department to any
1001 person or entity purchasing such records for any commercial purpose.

1002 (d) No person or entity shall, for any commercial purpose, disclose
1003 any record or identifying information concerning any summary process
1004 action that has been removed from the Judicial Department Internet web
1005 site pursuant to subsection (a) of this section. As used in this section,
1006 "commercial purpose" means (1) the individual or bulk sale of any
1007 record or identifying information concerning any summary process
1008 action, (2) the making of consumer reports containing any such record
1009 or information, (3) any use related to screening any prospective tenant
1010 to determine the suitability of such prospective tenant, and (4) any other
1011 use of any such record or information for pecuniary gain, but does not
1012 include the use of any such record or information for governmental,
1013 scholarly, educational, journalistic or any other noncommercial
1014 purpose.

1015 (f) Nothing in this section shall preclude the publication of any formal
1016 written judicial opinion by the Judicial Department or by any case
1017 reporting service.

1018 Sec. 523. Section 12-494 of the general statutes is repealed and the
1019 following is substituted in lieu thereof (*Effective October 1, 2023*):

1020 (a) There is imposed a tax on each deed, instrument or writing,
1021 whereby any lands, tenements or other realty is granted, assigned,
1022 transferred or otherwise conveyed to, or vested in, the purchaser, or any
1023 other person by such purchaser's direction, when the consideration for
1024 the interest or property conveyed equals or exceeds two thousand
1025 dollars:

1026 (1) Subject to the provisions of subsection (b) of this section, at the
1027 rate of three-quarters of one per cent of the consideration for the interest
1028 in real property conveyed by such deed, instrument or writing, the
1029 revenue from which shall be remitted by the town clerk of the
1030 municipality in which such tax is paid, not later than ten days following

1031 receipt thereof, to the Commissioner of Revenue Services for deposit to
1032 the credit of the state General Fund; and

1033 (2) At the rate of one-fourth of one per cent of the consideration for
1034 the interest in real property conveyed by such deed, instrument or
1035 writing, provided the amount imposed under this subdivision shall
1036 become part of the general revenue of the municipality in accordance
1037 with section 12-499.

1038 (b) The rate of tax imposed under subdivision (1) of subsection (a) of
1039 this section shall, in lieu of the rate under said subdivision (1), be
1040 imposed on certain conveyances as follows:

1041 (1) In the case of any conveyance of real property which at the time
1042 of such conveyance is used for any purpose other than residential use,
1043 except unimproved land, the tax under said subdivision (1) shall be
1044 imposed at the rate of one and one-quarter per cent of the consideration
1045 for the interest in real property conveyed;

1046 (2) In the case of any conveyance in which the real property conveyed
1047 is a residential estate, including a primary dwelling and any auxiliary
1048 housing or structures, regardless of the number of deeds, instruments
1049 or writings used to convey such residential real estate, for which the
1050 consideration or aggregate consideration, as the case may be, in such
1051 conveyance is eight hundred thousand dollars or more, the tax under
1052 said subdivision (1) shall be imposed:

1053 (A) At the rate of three-quarters of one per cent on that portion of
1054 such consideration up to and including the amount of eight hundred
1055 thousand dollars;

1056 (B) Prior to July 1, 2020, at the rate of one and one-quarter per cent on
1057 that portion of such consideration in excess of eight hundred thousand
1058 dollars; and

1059 (C) On and after July 1, 2020, (i) at the rate of one and one-quarter per
1060 cent on that portion of such consideration in excess of eight hundred

1061 thousand dollars up to and including the amount of two million five
1062 hundred thousand dollars, and (ii) at the rate of two and one-quarter
1063 per cent on that portion of such consideration in excess of two million
1064 five hundred thousand dollars; and

1065 (3) In the case of any conveyance in which real property on which
1066 mortgage payments have been delinquent for not less than six months
1067 is conveyed to a financial institution or its subsidiary that holds such a
1068 delinquent mortgage on such property, the tax under said subdivision
1069 (1) shall be imposed at the rate of three-quarters of one per cent of the
1070 consideration for the interest in real property conveyed. For the
1071 purposes of subdivision (1) of this subsection, "unimproved land"
1072 includes land designated as farm, forest or open space land.

1073 (c) In addition to the tax imposed under subsection (a) of this section,
1074 any targeted investment community, as defined in section 32-222, or any
1075 municipality in which properties designated as manufacturing plants
1076 under section 32-75c are located, may, on or after March 15, 2003, impose
1077 an additional tax on each deed, instrument or writing, whereby any
1078 lands, tenements or other realty is granted, assigned, transferred or
1079 otherwise conveyed to, or vested in, the purchaser, or any other person
1080 by [his] such purchaser's direction, when the consideration for the
1081 interest or property conveyed equals or exceeds two thousand dollars,
1082 which additional tax shall be at a rate of up to one-fourth of one per cent
1083 of the consideration for the interest in real property conveyed by such
1084 deed, instrument or writing. The revenue from such additional tax shall
1085 become part of the general revenue of the municipality in accordance
1086 with section 12-499.

1087 (d) On and after July 1, 2025, the Comptroller shall transfer from the
1088 General Fund to the Housing Trust Fund established under section 8-
1089 3360, any revenue received by the state each fiscal year in excess of three
1090 hundred million dollars from the tax imposed under subdivision (1) of
1091 subsection (a) and subsections (b) and (c) of this section. On and after
1092 July 1, 2026, the threshold amount in this subsection shall be adjusted
1093 annually by the percentage increase in inflation. As used in this

1094 subdivision, "increase in inflation" means the increase in the consumer
1095 price index for all urban consumers during the preceding calendar year,
1096 calculated on a December over December basis, using data reported by
1097 the United States Bureau of Labor Statistics.

1098 Sec. 524. Section 12-498 of the general statutes is repealed and the
1099 following is substituted in lieu thereof (*Effective July 1, 2023*):

1100 (a) The tax imposed by section 12-494, as amended by this act, shall
1101 not apply to:

1102 (1) Deeds [which] that this state is prohibited from taxing under the
1103 Constitution or laws of the United States;

1104 (2) Deeds [which] that secure a debt or other obligation;

1105 (3) Deeds to which this state or any of its political subdivisions or its
1106 or their respective agencies is a party;

1107 (4) Tax deeds;

1108 (5) Deeds of release of property [which] that is security for a debt or
1109 other obligation;

1110 (6) Deeds of partition;

1111 (7) Deeds made pursuant to mergers of corporations;

1112 (8) Deeds made by a subsidiary corporation to its parent corporation
1113 for no consideration other than the cancellation or surrender of the
1114 subsidiary's stock;

1115 (9) Deeds made pursuant to a decree of the Superior Court under
1116 section 46b-81, 49-24 or 52-495 or pursuant to a judgment of foreclosure
1117 by market sale under section 49-24 or pursuant to a judgment of loss
1118 mitigation under section 49-30t or 49-30u;

1119 (10) Deeds, when the consideration for the interest or property
1120 conveyed is less than two thousand dollars;

1121 (11) Deeds between affiliated corporations, provided both of such
1122 corporations are exempt from taxation pursuant to paragraph (2), (3) or
1123 (25) of Section 501(c) of the Internal Revenue Code of 1986, or any
1124 subsequent corresponding internal revenue code of the United States,
1125 as amended from time to time;

1126 (12) Deeds made by a corporation [which] that is exempt from
1127 taxation pursuant to paragraph (3) of Section 501(c) of the Internal
1128 Revenue Code of 1986, or any subsequent corresponding internal
1129 revenue code of the United States, as amended from time to time, to any
1130 corporation which is exempt from taxation pursuant to said paragraph
1131 (3) of said Section 501(c);

1132 (13) Deeds made to any nonprofit organization [which] that is
1133 organized for the purpose of holding undeveloped land in trust for
1134 conservation or recreation purposes;

1135 (14) Deeds between spouses;

1136 (15) Deeds of property for the Adriaen's Landing site or the stadium
1137 facility site, for purposes of the overall project, each as defined in section
1138 32-651;

1139 (16) Land transfers made on or after July 1, 1998, to a water company,
1140 as defined in section 16-1, provided the land is classified as class I or
1141 class II land, as defined in section 25-37c, after such transfer;

1142 (17) Transfers or conveyances to effectuate a mere change of identity
1143 or form of ownership or organization, where there is no change in
1144 beneficial ownership;

1145 (18) Conveyances of residential property [which] that occur not later
1146 than six months after the date on which the property was previously
1147 conveyed to the transferor if the transferor is (A) an employer [which]
1148 that acquired the property from an employee pursuant to an employee
1149 relocation plan, or (B) an entity in the business of purchasing and selling
1150 residential property of employees who are being relocated pursuant to

1151 such a plan;

1152 (19) Deeds in lieu of foreclosure that transfer the transferor's principal
1153 residence;

1154 (20) Any instrument that transfers the transferor's principal residence
1155 where the gross purchase price is insufficient to pay the sum of (A)
1156 mortgages encumbering the property transferred, and (B) any real
1157 property taxes and municipal utility or other charges for which the
1158 municipality may place a lien on the property and [which] that have
1159 priority over the mortgages encumbering the property transferred;
1160 [and]

1161 (21) Deeds that transfer the transferor's principal residence, where
1162 such residence has a concrete foundation that has deteriorated due to
1163 the presence of pyrrhotite and such transferor has obtained a written
1164 evaluation from a professional engineer licensed pursuant to chapter
1165 391 indicating that the foundation of such residence was made with
1166 defective concrete. The exemption authorized under this subdivision
1167 shall (A) apply to the first transfer of such residence after such written
1168 evaluation has been obtained, and (B) not be available to a transferor
1169 who has received financial assistance to repair or replace such
1170 foundation from the Crumbling Foundations Assistance Fund
1171 established under section 8-441; and

1172 (22) Deeds of property with dwelling units where all such units are
1173 deed restricted as affordable housing, as defined in section 8-39a. For
1174 deeds of property with dwelling units where a portion of such units are
1175 subject to such deed restrictions, the exemption authorized under this
1176 subdivision shall apply only with respect to the dwelling units subject
1177 to such deed restrictions and such exemption shall be reduced
1178 proportionally based on the number of units not subject to such deed
1179 restrictions.

1180 (b) The tax imposed by subdivision (1) of subsection (a) of section 12-
1181 494, as amended by this act, shall not apply to:

1182 (1) Deeds of the principal residence of any person approved for
1183 assistance under section 12-129b or 12-170aa for the current assessment
1184 year of the municipality in which such person resides or to any such
1185 transfer [which] that occurs within fifteen months of the completion of
1186 any municipal assessment year for which such person qualified for such
1187 assistance;

1188 (2) Deeds of property located in an area designated as an enterprise
1189 zone in accordance with section 32-70; and

1190 (3) Deeds of property located in an entertainment district designated
1191 under section 32-76 or established under section 2 of public act 93-311.

1192 Sec. 525. Section 46a-81e of the general statutes is repealed and the
1193 following is substituted in lieu thereof (*Effective October 1, 2023*):

1194 (a) It shall be a discriminatory practice in violation of this section:

1195 (1) To refuse to sell or rent after the making of a bona fide offer, or to
1196 refuse to negotiate for the sale or rental of, or otherwise make
1197 unavailable or deny, a dwelling to any person because of sexual
1198 orientation or civil union status.

1199 (2) To discriminate against any person in the terms, conditions, or
1200 privileges of sale or rental of a dwelling, or in the provision of services
1201 or facilities in connection therewith, because of sexual orientation or
1202 civil union status.

1203 (3) To make, print or publish, or cause to be made, printed or
1204 published any notice, statement, or advertisement, with respect to the
1205 sale or rental of a dwelling that indicates any preference, limitation, or
1206 discrimination based on sexual orientation or civil union status, or an
1207 intention to make any such preference, limitation or discrimination.

1208 (4) (A) To represent to any person because of sexual orientation or
1209 civil union status, that any dwelling is not available for inspection, sale
1210 or rental when such dwelling is in fact so available. (B) It shall be a
1211 violation of this subdivision for any person to restrict or attempt to

1212 restrict the choices of any buyer or renter to purchase or rent a dwelling
1213 (i) to an area which is substantially populated, even if less than a
1214 majority, by persons of the same sexual orientation or civil union status
1215 as the buyer or renter, (ii) while such person is authorized to offer for
1216 sale or rent another dwelling which meets the housing criteria as
1217 expressed by the buyer or renter to such person and (iii) such other
1218 dwelling is in an area which is not substantially populated by persons
1219 of the same sexual orientation or civil union status as the buyer or renter.
1220 As used in this subdivision, "area" means municipality, neighborhood
1221 or other geographic subdivision which may include an apartment or
1222 condominium complex.

1223 (5) For profit, to induce or attempt to induce any person to sell or rent
1224 any dwelling by representations regarding the entry or prospective
1225 entry into the neighborhood of a person or persons of a particular sexual
1226 orientation or civil union status.

1227 (6) For any person or other entity engaging in residential-real-estate-
1228 related transactions to discriminate against any person in making
1229 available such a transaction, or in the terms or conditions of such a
1230 transaction, because of sexual orientation or civil union status.

1231 (7) To deny any person access to or membership or participation in
1232 any multiple-listing service, real estate brokers' organization or other
1233 service, organization, or facility relating to the business of selling or
1234 renting dwellings, or to discriminate against him in the terms or
1235 conditions of such access, membership or participation, on account of
1236 sexual orientation or civil union status.

1237 (8) To coerce, intimidate, threaten, or interfere with any person in the
1238 exercise or enjoyment of, or on account of his having exercised or
1239 enjoyed, or on account of his having aided or encouraged any other
1240 person in the exercise or enjoyment of, any right granted or protected
1241 by this section.

1242 [(b) The provisions of this section shall not apply to (1) the rental of a
1243 room or rooms in a unit in a dwelling if the owner actually maintains

1244 and occupies part of such unit as his residence, or (2) a unit in a dwelling
1245 containing not more than four units if the owner actually maintains and
1246 occupies one of such other units as his residence.]

1247 [(c)] (b) Nothing in this section limits the applicability of any
1248 reasonable state statute or municipal ordinance restricting the
1249 maximum number of persons permitted to occupy a dwelling.

1250 [(d)] (c) Nothing in this section prohibits a person engaged in the
1251 business of furnishing appraisals of real property to take into
1252 consideration factors other than sexual orientation or civil union status.

1253 [(e)] (d) Notwithstanding any other provision of this chapter,
1254 complaints alleging a violation of this section shall be investigated
1255 within one hundred days of filing and a final administrative disposition
1256 shall be made within one year of filing unless it is impracticable to do
1257 so. If the Commission on Human Rights and Opportunities is unable to
1258 complete its investigation or make a final administrative determination
1259 within such time frames, it shall notify the complainant and the
1260 respondent in writing of the reasons for not doing so.

1261 [(f)] (e) Any person who violates any provision of this section shall be
1262 guilty of a class D misdemeanor.

1263 Sec. 526. Subsection (g) of section 22a-430 of the general statutes is
1264 repealed and the following is substituted in lieu thereof (*Effective from*
1265 *passage*):

1266 (g) The commissioner shall, by regulation adopted prior to October 1,
1267 1977, establish and define categories of discharges [which] that
1268 constitute household and small commercial subsurface sewage disposal
1269 systems for which [he] the commissioner shall delegate to the
1270 Commissioner of Public Health the authority to issue permits or
1271 approvals and to hold public hearings in accordance with this section,
1272 on and after said date. Not later than July 1, 2025, the commissioner shall
1273 amend such regulations to establish and define categories of discharges
1274 that constitute small community sewerage systems and household and

1275 small commercial subsurface sewage disposal systems. The
1276 Commissioner of Public Health shall, pursuant to section 19a-36,
1277 establish minimum requirements for small community sewerage
1278 systems and household and small commercial subsurface sewage
1279 disposal systems and procedures for the issuance of such permits or
1280 approvals by the local director of health or a sanitarian registered
1281 pursuant to chapter 395. As used in this subsection, small community
1282 sewerage systems and household and small commercial disposal
1283 systems shall include those subsurface sewage disposal systems with a
1284 capacity of [seven thousand five hundred] ten thousand gallons per day
1285 or less. Notwithstanding any provision of the general statutes [or
1286 regulations of Connecticut state agencies,] (1) the regulations adopted
1287 by the commissioner pursuant to this subsection that are in effect as of
1288 July 1, 2017, shall apply to household and small commercial subsurface
1289 sewage disposal systems with a capacity of seven thousand five
1290 hundred gallons per day or less, and (2) the regulations adopted by the
1291 commissioner pursuant to this subsection that are in effect as of July 1,
1292 2025, shall apply to small community sewerage systems, household
1293 systems and small commercial subsurface sewerage disposal systems
1294 with a capacity of ten thousand gallons per day or less. Any permit
1295 denied by the Commissioner of Public Health, or a director of health or
1296 registered sanitarian shall be subject to hearing and appeal in the
1297 manner provided in section 19a-229. Any permit granted by [said] the
1298 Commissioner of Public Health, or a director of health or registered
1299 sanitarian on or after October 1, 1977, shall be deemed equivalent to a
1300 permit issued under subsection (b) of this section.

1301 Sec. 527. (NEW) (*Effective June 1, 2024*) (a) As used in this section:

1302 (1) "Commissioner" means the Commissioner of Housing.

1303 (2) "Eligible workforce housing opportunity development project" or
1304 "project" means a project for the construction or substantial
1305 rehabilitation of rental housing (A) located within an opportunity zone
1306 in this state, (B) designated under subsection (e) of this section for
1307 certain professions that work within the municipality in which the

1308 project is located and for very low income families and individuals, and
1309 (C) that may incorporate renewable energy technology and be transit-
1310 oriented.

1311 (3) "Substantial rehabilitation" means either (A) the costs of any
1312 repair, replacement or improvement to a building that exceeds twenty-
1313 five per cent of the value of such building after the completion of all
1314 such repairs, replacements or improvements, or (B) the replacement of
1315 two or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall
1316 or floor structures, (iv) foundations, (v) plumbing systems, (vi) heating
1317 and air conditioning systems, or (vii) electrical systems.

1318 (4) "Opportunity zone" means an area designated as a qualified
1319 opportunity zone pursuant to the Tax Cuts and Jobs Act of 2017, P.L.
1320 115-97, as amended from time to time.

1321 (5) "Eligible developer" or "developer" means (A) a nonprofit
1322 corporation; (B) any business corporation incorporated pursuant to
1323 chapter 601 of the general statutes, (i) that has as one of its purposes the
1324 construction, rehabilitation, ownership or operation of housing, and (ii)
1325 either certified under this section or that has articles of incorporation
1326 approved by the commissioner in accordance with regulations adopted
1327 pursuant to section 8-79a or 8-84 of the general statutes; (C) any
1328 partnership, limited partnership, limited liability partnership, joint
1329 venture, trust, limited liability company or association, (i) that has as
1330 one of its purposes the construction, rehabilitation, ownership or
1331 operation of housing, and (ii) either certified under this section or that
1332 has basic documents of organization approved by the commissioner in
1333 accordance with regulations adopted pursuant to section 8-79a or 8-84
1334 of the general statutes; (D) a housing authority; or (E) a municipal
1335 developer.

1336 (6) "Authority" or "housing authority" means any of the public
1337 corporations created by section 8-40 of the general statutes, and the
1338 Connecticut Housing Authority when exercising the rights, powers,
1339 duties or privileges of, or subject to the immunities or limitations of,

1340 housing authorities pursuant to section 8-121 of the general statutes.

1341 (7) "Nonprofit corporation" means a nonprofit corporation
1342 incorporated pursuant to chapter 602 of the general statutes or any
1343 predecessor statutes thereto, that has as one of its purposes the
1344 construction, rehabilitation, ownership or operation of housing and that
1345 has articles of incorporation approved by the Commissioner of Housing
1346 in accordance with regulations adopted pursuant to section 8-79a or 8-
1347 84 of the general statutes or that is certified under this section.

1348 (8) "Municipal developer" means a municipality that has not declared
1349 by resolution a need for a housing authority pursuant to section 8-40 of
1350 the general statutes, acting by and through its legislative body.
1351 "Municipal developer" means the board of selectmen if such board is
1352 authorized to act as the municipal developer by the town meeting or
1353 representative town meeting.

1354 (9) "Very low income families and individuals" means families or
1355 individuals whose income is thirty per cent or less of the area median
1356 income.

1357 (10) "Market rate" means the rental income that such property would
1358 most probably command on the open market as indicated by current
1359 rentals in the opportunity zone being paid for comparable space.

1360 (b) There is established a workforce housing opportunity
1361 development program to be administered by the Department of
1362 Housing under which individuals or entities who make cash
1363 contributions to an eligible developer for an eligible workforce housing
1364 opportunity development project located in a federally designated
1365 opportunity zone may be allowed a credit against the tax due under
1366 chapter 208 or 229 of the general statutes in an amount equal to the
1367 amount specified by the commissioner under this section. Any
1368 developer of a workforce housing opportunity development project
1369 shall be allowed an exemption from any fees under section 29-263 of the
1370 general statutes, as amended by this act, and any eligible workforce
1371 housing opportunity development project shall be assessed using the

1372 capitalization of net income method under subsection (b) of section 12-
1373 63b of the general statutes, as amended by this act.

1374 (c) The Commissioner of Housing shall determine eligibility criteria
1375 for such program and establish an application process for the program.
1376 The Department of Housing shall commence accepting applications for
1377 such program not later than January 1, 2024. A developer may apply to
1378 the Department of Housing for certification as a developer qualified to
1379 receive cash investments eligible for a tax credit pursuant to this section
1380 in a manner and form prescribed by the commissioner. To the extent
1381 feasible, any eligible workforce housing opportunity development
1382 project shall incorporate renewable energy or other technology in order
1383 to lower utility costs for the tenants and be transit-oriented. Any eligible
1384 workforce housing opportunity development project once constructed
1385 or substantially rehabilitated shall be rented as follows: (1) Forty per
1386 cent of the units shall be rented at the market rate, (2) fifty per cent of
1387 the units shall be rented to the workforce population designated under
1388 subsection (e) of this section, where (A) such unit is rented to a member
1389 of such workforce population whose income is not more than sixty per
1390 cent of the area median income, and (B) such project is rented at a rate
1391 not exceeding fifty per cent of the prevailing rent of the opportunity
1392 zone where such project is located, and (3) ten per cent of the units shall
1393 be rented to families or individuals of very low income receiving rental
1394 assistance under chapter 128 or 319uu of the general statutes or 42 USC
1395 1437f, as amended from time to time. The program shall provide for a
1396 method of selecting persons satisfying such income criteria to rent such
1397 units of housing from among a pool of applicants, which method shall
1398 not discriminate on the basis of race, creed, color, national origin,
1399 ancestry, sex, gender identity or expression, age or physical or
1400 intellectual disability.

1401 (d) A workforce housing opportunity development project shall be
1402 scheduled for completion not more than three years after the date of
1403 approval by the Department of Housing. Each developer of a workforce
1404 housing opportunity development project shall submit to the
1405 commissioner quarterly progress reports and a final report upon

1406 completion, in a manner and form prescribed by the commissioner. If a
1407 workforce housing opportunity development project fails to be
1408 completed on or before three years from the date of approval of such
1409 project, or at any time the commissioner determines that a project is
1410 unlikely to be completed, the commissioner may request the Attorney
1411 General to reclaim any remaining funds contributed to the project by
1412 individuals or entities under subsection (b) of this section and, upon
1413 receipt of any such remaining funds, the commissioner shall reallocate
1414 such funds to another eligible project.

1415 (e) The developer shall obtain the approval of the zoning commission,
1416 as defined in section 8-13m of the general statutes, of the municipality
1417 and of any other applicable municipal agency for the proposed
1418 workforce housing opportunity development project. After all such
1419 approvals are granted, the municipality may, not later than thirty days
1420 after such approval, by vote of its legislative body or, in a municipality
1421 where the legislative body is a town meeting, by vote of the board of
1422 selectmen, designate the workforce population that forty per cent of the
1423 project shall be dedicated to. Such designation may include volunteer
1424 firefighters, teachers, police officers, emergency medical personnel or
1425 other professions of persons working in the municipality. If the
1426 municipality does not vote within such time period, the developer shall
1427 designate the workforce population.

1428 (f) For taxable income years commencing on or after January 1, 2025,
1429 the Commissioner of Revenue Services shall grant a credit against the
1430 tax imposed under chapter 208 or 229 of the general statutes, other than
1431 the liability imposed by section 12-707 of the general statutes, in an
1432 amount equal to the amount specified by the Commissioner of Housing
1433 in a tax credit voucher issued by the Commissioner of Housing pursuant
1434 to subsection (g) of this section.

1435 (g) (1) The Commissioner of Housing shall administer a system of tax
1436 credit vouchers within the resources, requirements and purposes of this
1437 section, for individuals and entities making cash contributions to an
1438 eligible developer for an eligible workforce housing opportunity

1439 development project. Such voucher may be used as a credit against the
1440 tax to which such individual or entity is subject under chapter 208 or 229
1441 of the general statutes, other than the liability imposed by section 12-707
1442 of the general statutes.

1443 (2) In no event shall the total amount of all tax credits allowed to all
1444 individuals or entities pursuant to the provisions of this section exceed
1445 five million dollars in any one fiscal year.

1446 (3) No tax credit shall be granted to any individual or entity for any
1447 individual amount contributed of less than two hundred fifty dollars.

1448 (4) Any tax credit not used in the taxable income year during which
1449 the cash contribution was made may be carried forward or backward
1450 for the five immediately succeeding or preceding taxable or income
1451 years until the full credit has been allowed.

1452 (5) If an entity claiming a credit under this section is an S corporation
1453 or an entity treated as a partnership for federal income tax purposes, the
1454 credit may be claimed by the entity's shareholders or partners. If the
1455 entity is a single member limited liability company that is disregarded
1456 as an entity separate from its owner, the credit may be claimed by such
1457 limited liability company's owner, provided such owner is subject to the
1458 tax imposed under chapter 208 or 229 of the general statutes.

1459 (h) The Commissioner of Housing shall adopt regulations, in
1460 accordance with the provisions of chapter 54 of the general statutes, to
1461 implement the provisions of this section, including, but not limited to,
1462 the conditions for certification of a developer applying for assistance
1463 under this section.

1464 Sec. 528. Section 12-63b of the general statutes is repealed and the
1465 following is substituted in lieu thereof (*Effective June 1, 2024, and*
1466 *applicable to assessment years commencing on or after June 1, 2024*):

1467 (a) The assessor or board of assessors in any town, at any time, when
1468 determining the present true and actual value of real property as

1469 provided in section 12-63, which property is used primarily for the
1470 purpose of producing rental income, exclusive of such property used
1471 solely for residential purposes, containing not more than six dwelling
1472 units and in which the owner resides, shall determine such value on the
1473 basis of an appraisal which shall include to the extent applicable with
1474 respect to such property, consideration of each of the following methods
1475 of appraisal: (1) Replacement cost less depreciation, plus the market
1476 value of the land, (2) capitalization of net income based on market rent
1477 for similar property, and (3) a sales comparison approach based on
1478 current bona fide sales of comparable property. The provisions of this
1479 section shall not be applicable with respect to any housing assisted by
1480 the federal or state government except any such housing for which the
1481 federal assistance directly related to rent for each unit in such housing
1482 is no less than the difference between the fair market rent for each such
1483 unit in the applicable area and the amount of rent payable by the tenant
1484 in each such unit, as determined under the federal program providing
1485 for such assistance.

1486 (b) In the case of an eligible workforce housing opportunity
1487 development project, as defined in section 527 of this act, the assessor
1488 shall use the capitalization of net income method based on the actual
1489 rent received for the property.

1490 [(b)] (c) For purposes of subdivision (2) of subsection (a) of this
1491 section and, generally, in its use as a factor in any appraisal with respect
1492 to real property used primarily for the purpose of producing rental
1493 income, the term "market rent" means the rental income that such
1494 property would most probably command on the open market as
1495 indicated by present rentals being paid for comparable space. In
1496 determining market rent the assessor shall consider the actual rental
1497 income applicable with respect to such real property under the terms of
1498 an existing contract of lease at the time of such determination.

1499 Sec. 529. Section 8-395 of the general statutes is repealed and the
1500 following is substituted in lieu thereof (*Effective June 1, 2024*):

1501 (a) As used in this section, (1) "business firm" means any business
1502 entity authorized to do business in the state and subject to the
1503 corporation business tax imposed under chapter 208, or any company
1504 subject to a tax imposed under chapter 207, or any air carrier subject to
1505 the air carriers tax imposed under chapter 209, or any railroad company
1506 subject to the railroad companies tax imposed under chapter 210, or any
1507 regulated telecommunications service, express, cable or community
1508 antenna television company subject to the regulated
1509 telecommunications service, express, cable and community antenna
1510 television companies tax imposed under chapter 211, or any utility
1511 company subject to the utility companies tax imposed under chapter
1512 212, [and] (2) "nonprofit corporation" means a nonprofit corporation
1513 incorporated pursuant to chapter 602 or any predecessor statutes
1514 thereto, having as one of its purposes the construction, rehabilitation,
1515 ownership or operation of housing and having articles of incorporation
1516 approved by the executive director of the Connecticut Housing Finance
1517 Authority in accordance with regulations adopted pursuant to section
1518 8-79a or 8-84, (3) "workforce housing development project" or "project"
1519 means the construction or substantial rehabilitation of dwelling units for
1520 rental housing where (A) ten per cent of the units are affordable
1521 housing, (B) forty per cent of the units are rented to the workforce
1522 population designated by the developer, in consultation with the
1523 municipality where such project is located, at a rent not exceeding
1524 twenty per cent of the prevailing rent of the area where such
1525 development is located, and (C) fifty per cent of the units are rented at
1526 a market rate and includes, but is not limited to, an eligible workforce
1527 housing opportunity development project, as defined in section 527 of
1528 this act, (4) "affordable housing" means rental housing for which
1529 persons and families pay thirty per cent or less of their annual income,
1530 where such income is less than or equal to the area median income for
1531 the municipality in which such housing is located, as determined by the
1532 United States Department of Housing and Urban Development, (5)
1533 "substantial rehabilitation" means either (A) the costs of any repair,
1534 replacement or improvement to a building that exceeds twenty-five per
1535 cent of the value of such building after the completion of all such repairs,

1536 replacements or improvements, or (B) the replacement of two or more
1537 of the following: (i) Roof structures, (ii) ceilings, (iii) wall or floor
1538 structures, (iv) foundations, (v) plumbing systems, (vi) heating and air
1539 conditioning systems, or (vii) electrical systems, and (6) "market rate"
1540 means the rental income that such unit would most probably command
1541 on the open market as indicated by present rentals being paid for
1542 comparable space in the area where the unit is located.

1543 (b) The Commissioner of Revenue Services shall grant a credit against
1544 [any] the tax [due] imposed under [the provisions of] chapter 207, 208,
1545 209, 210, 211 or 212 in an amount equal to the amount specified by the
1546 Connecticut Housing Finance Authority in any tax credit voucher
1547 issued by said authority pursuant to subsection (c) of this section.

1548 (c) The Connecticut Housing Finance Authority shall administer a
1549 system of tax credit vouchers within the resources, requirements and
1550 purposes of this section, for business firms making cash contributions to
1551 housing programs developed, sponsored or managed by a nonprofit
1552 corporation, as defined in subsection (a) of this section, which benefit
1553 low and moderate income persons or families which have been
1554 approved prior to the date of any such cash contribution by the
1555 authority, including, but not limited to, contributions for a workforce
1556 housing development project. Such vouchers may be used as a credit
1557 against any of the taxes to which such business firm is subject and which
1558 are enumerated in subsection (b) of this section. For taxable or income
1559 years commencing on or after January 1, 1998, to be eligible for approval
1560 a housing program shall be scheduled for completion not more than
1561 three years from the date of approval. For taxable or income years
1562 commencing on or after January 1, 2024, to be eligible for approval, a
1563 workforce housing development project shall be scheduled for
1564 completion not more than three years from the date of approval. Each
1565 program or developer of a workforce housing development project shall
1566 submit to the authority quarterly progress reports and a final report
1567 upon completion, in a manner and form prescribed by the authority. If
1568 a program or workforce housing development project fails to be
1569 completed [after] on or before three years from the date of approval of

1570 the project, or at any time the authority determines that a program or
1571 project is unlikely to be completed, the authority may reclaim any
1572 remaining funds contributed by business firms and reallocate such
1573 funds to another eligible program or project.

1574 (d) No business firm shall receive a credit pursuant to both this
1575 section and chapter 228a in relation to the same cash contribution.

1576 (e) Nothing in this section shall be construed to prevent two or more
1577 business firms from participating jointly in one or more programs or
1578 projects under the provisions of this section. Such joint programs or
1579 projects shall be submitted, and acted upon, as a single program or
1580 project by the business firms involved.

1581 (f) No tax credit shall be granted to any business firm for any
1582 individual amount contributed of less than two hundred fifty dollars.

1583 (g) Any tax credit not used in the [period] taxable income year during
1584 which the cash contribution was made may be carried forward or
1585 backward for the five immediately succeeding or preceding taxable or
1586 income years until the full credit has been allowed.

1587 (h) In no event shall the total amount of all tax credits allowed to all
1588 business firms pursuant to the provisions of this section exceed ten
1589 million dollars in any one fiscal year, provided, each year until the date
1590 sixty days after the date the Connecticut Housing Finance Authority
1591 publishes the list of housing programs or workforce housing
1592 development projects that will receive tax credit reservations, two
1593 million dollars of the total amount of all tax credits under this section
1594 shall be set aside for permanent supportive housing initiatives
1595 established pursuant to section 17a-485c, and one million dollars of the
1596 total amount of all tax credits under this section shall be set aside for
1597 workforce housing, as defined by the Connecticut Housing Finance
1598 Authority through written procedures adopted pursuant to subsection
1599 (k) of this section. Each year, on or after the date sixty days after the date
1600 the Connecticut Housing Finance Authority publishes the list of
1601 housing programs or projects that will receive tax credit reservations,

1602 any unused portion of such tax credits shall become available for any
1603 housing program or project eligible for tax credits pursuant to this
1604 section.

1605 (i) No organization conducting a housing program or [programs]
1606 project eligible for funding with respect to which tax credits may be
1607 allowed under this section shall be allowed to receive an aggregate
1608 amount of such funding for any such program or [programs] project in
1609 excess of five hundred thousand dollars for any fiscal year.

1610 (j) Nothing in this section shall be construed to prevent a business
1611 firm from making any cash contribution to a housing program or project
1612 to which tax credits may be applied which cash contribution may result
1613 in the business firm having a limited equity interest in the program or
1614 project.

1615 (k) The Connecticut Housing Finance Authority, with the approval of
1616 the Commissioner of Revenue Services, shall adopt written procedures
1617 in accordance with section 1-121 to implement the provisions of this
1618 section. Such procedures shall include provisions for issuing tax credit
1619 vouchers for cash contributions to housing programs or projects based
1620 on a system of ranking housing programs. In establishing such ranking
1621 system, the authority shall consider the following: (1) The readiness of
1622 the project to be built; (2) use of the funds to build or rehabilitate a
1623 specific housing project or to capitalize a revolving loan fund providing
1624 low-cost loans for housing construction, repair or rehabilitation to
1625 benefit persons of very low, low and moderate income; (3) the extent the
1626 project will benefit families at or below twenty-five per cent of the area
1627 median income and families with incomes between twenty-five per cent
1628 and fifty per cent of the area median income, as defined by the United
1629 States Department of Housing and Urban Development; (4) evidence of
1630 the general administrative capability of the nonprofit corporation to
1631 build or rehabilitate housing; (5) evidence that any funds received by
1632 the nonprofit corporation for which a voucher was issued were used to
1633 accomplish the goals set forth in the application; and (6) with respect to
1634 any income year commencing on or after January 1, 1998: (A) Use of the

1635 funds to provide housing opportunities in urban areas and the impact
1636 of such funds on neighborhood revitalization; and (B) the extent to
1637 which tax credit funds are leveraged by other funds.

1638 (l) Vouchers issued or reserved by the Department of Housing under
1639 the provisions of this section prior to July 1, 1995, shall be valid on and
1640 after July 1, 1995, to the same extent as they would be valid under the
1641 provisions of this section in effect on June 30, 1995.

1642 (m) The credit which is sought by the business firm shall first be
1643 claimed on the tax return for such business firm's taxable income or year
1644 during which the cash contribution to which the tax credit voucher
1645 relates was paid.

1646 Sec. 530. Section 29-263 of the general statutes is repealed and the
1647 following is substituted in lieu thereof (*Effective June 1, 2024*):

1648 (a) Except as provided in subsection (h) of section 29-252a and the
1649 State Building Code adopted pursuant to subsection (a) of section 29-
1650 252, after October 1, 1970, no building or structure shall be constructed
1651 or altered until an application has been filed with the building official
1652 and a permit issued. Such application shall be filed in person, by mail or
1653 electronic mail, in a manner prescribed by the building official. Such
1654 permit shall be issued or refused, in whole or in part, within thirty days
1655 after the date of an application. No permit shall be issued except upon
1656 application of the owner of the premises affected or the owner's
1657 authorized agent. No permit shall be issued to a contractor who is
1658 required to be registered pursuant to chapter 400, for work to be
1659 performed by such contractor, unless the name, business address and
1660 Department of Consumer Protection registration number of such
1661 contractor is clearly marked on the application for the permit, and the
1662 contractor has presented such contractor's certificate of registration as a
1663 home improvement contractor. Prior to the issuance of a permit and
1664 within said thirty-day period, the building official shall review the plans
1665 of buildings or structures to be constructed or altered, including, but not
1666 limited to, plans prepared by an architect licensed pursuant to chapter

1667 390, a professional engineer licensed pursuant to chapter 391 or an
1668 interior designer registered pursuant to chapter 396a acting within the
1669 scope of such license or registration, to determine their compliance with
1670 the requirements of the State Building Code and, where applicable, the
1671 local fire marshal shall review such plans to determine their compliance
1672 with the Fire Safety Code. Such plans submitted for review shall be in
1673 substantial compliance with the provisions of the State Building Code
1674 and, where applicable, with the provisions of the Fire Safety Code.

1675 (b) On and after July 1, 1999, the building official shall assess an
1676 education fee on each building permit application. During the fiscal year
1677 commencing July 1, 1999, the amount of such fee shall be sixteen cents
1678 per one thousand dollars of construction value as declared on the
1679 building permit application and the building official shall remit such
1680 fees quarterly to the Department of Administrative Services, for deposit
1681 in the General Fund. Upon deposit in the General Fund, the amount of
1682 such fees shall be credited to the appropriation to the Department of
1683 Administrative Services and shall be used for the code training and
1684 educational programs established pursuant to section 29-251c and the
1685 educational programs required in subsections (a) and (b) of section 29-
1686 262. On and after July 1, 2000, the assessment shall be made in
1687 accordance with regulations adopted pursuant to subsection (d) of
1688 section 29-251c. All fees collected pursuant to this subsection shall be
1689 maintained in a separate account by the local building department.
1690 During the fiscal year commencing July 1, 1999, the local building
1691 department may retain two per cent of such fees for administrative costs
1692 incurred in collecting such fees and maintaining such account. On and
1693 after July 1, 2000, the portion of such fees which may be retained by a
1694 local building department shall be determined in accordance with
1695 regulations adopted pursuant to subsection (d) of section 29-251c. No
1696 building official shall assess such education fee on a building permit
1697 application to repair or replace a concrete foundation that has
1698 deteriorated due to the presence of pyrrhotite.

1699 (c) Any municipality may, by ordinance adopted by its legislative
1700 body, exempt Class I renewable energy source projects from payment

1701 of building permit fees imposed by the municipality.

1702 (d) Notwithstanding any municipal charter, home rule ordinance or
1703 special act, no municipality shall collect an application fee on a building
1704 permit application to repair or replace a concrete foundation that has
1705 deteriorated due to the presence of pyrrhotite.

1706 (e) Notwithstanding any municipal charter, home rule ordinance or
1707 special act, no municipality shall collect any fee for a building permit
1708 application for the construction or substantial rehabilitation of (1) an
1709 eligible workforce housing opportunity development project, as defined
1710 in section 527 of this act, or (2) a workforce housing development
1711 project, as defined in section 8-395, as amended by this act.

1712 Sec. 531. (NEW) (*Effective June 1, 2024, and applicable to assessment years*
1713 *commencing on or after June 1, 2024*) The legislative body of any
1714 municipality or, in a municipality where the legislative body is a town
1715 meeting, the board of selectmen may, by ordinance, exempt from real
1716 property tax any workforce housing development project, as defined in
1717 section 8-395 of the general statutes, as amended by this act, to the extent
1718 of seventy per cent of its valuation for purposes of assessment in each
1719 of the seven full assessment years following the assessment year in
1720 which the construction or substantial rehabilitation, as defined in
1721 section 8-395 of the general statutes, as amended by this act, is
1722 completed.

1723 Sec. 532. (NEW) (*Effective June 1, 2024*) (a) Beginning with the fiscal
1724 year commencing July 1, 2025, the Secretary of the Office of Policy and
1725 Management shall pay a state grant in lieu of taxes to any municipality
1726 that has opted to partially exempt from real property tax a workforce
1727 housing development project under section 531 of this act and
1728 submitted an application for such grant. A municipality shall apply for
1729 such grant annually on a form and in a manner prescribed by the
1730 secretary. On or before January first, annually, the Secretary of the Office
1731 of Policy and Management shall determine the amount due to such
1732 municipality, in accordance with this section.

1733 (b) Any grant payable to any municipality that applies for a grant
1734 under the provisions of this section shall be equal to seventy per cent of
1735 the property taxes that, except for any exemption applicable to any such
1736 housing authority property under the provisions of chapter 128 of the
1737 general statutes, would have been paid with respect to such exempt real
1738 property on the assessment list in such municipality for the assessment
1739 date two years prior to the commencement of the state fiscal year in
1740 which such grant is payable, for a maximum of seven assessment years.
1741 The amount of the grant payable to each municipality in any year in
1742 accordance with this section shall be reduced proportionately in the
1743 event that the total of such grants in such year exceeds the amount
1744 appropriated for the purposes of this section with respect to such year.

1745 Sec. 533. (NEW) (*Effective June 1, 2024*) The Connecticut Housing
1746 Finance Authority shall develop and administer a program of mortgage
1747 assistance for (1) developers for the construction or substantial
1748 rehabilitation of eligible workforce housing opportunity development
1749 projects, as defined in section 527 of this act, and (2) developers for the
1750 construction or substantial rehabilitation of workforce housing
1751 development projects, as defined in section 8-395 of the general statutes,
1752 as amended by this act. In making mortgage assistance available under
1753 the program, the authority shall utilize any appropriate housing
1754 subsidies.

1755 Sec. 534. (*Effective from passage*) The Department of Housing shall,
1756 within available appropriations, conduct a study on methods to (1)
1757 increase housing options for apprentices and other newly hired
1758 employees, and (2) enable such apprentices and other newly hired
1759 employees to reside in the municipalities in which they work. Not later
1760 than January 1, 2024, the Commissioner of Housing shall submit a
1761 report, in accordance with the provisions of section 11-4a of the general
1762 statutes, to the joint standing committee of the General Assembly
1763 having cognizance of matters relating to housing. Such report shall
1764 include recommendations on methods to increase such housing options
1765 and any legislation necessary to implement such recommendations.

1766 Sec. 535. (NEW) (*Effective from passage*) (a) There is established the
1767 majority leaders' roundtable group on affordable housing. The group
1768 shall study (1) existing affordable housing policies, programs and
1769 initiatives in the state, (2) the potential conversion of state properties
1770 into affordable housing developments, (3) successful models and best
1771 practices from other states or regions to inform potential policy
1772 recommendations, (4) the potential conversion of commercial properties
1773 such as hotels, malls and office buildings into residential buildings, and
1774 (5) any other topics related to the promotion and development of
1775 affordable housing in the state.

1776 (b) The roundtable group shall consist of the following members:

1777 (1) The cochairs and ranking members of the joint standing
1778 committees of the General Assembly having cognizance of matters
1779 relating to housing and planning and development;

1780 (2) The majority leader of the Senate;

1781 (3) The majority leader of the House of Representatives;

1782 (4) Three appointed by the majority leader of the House of
1783 Representatives, one of whom has expertise in public housing, one of
1784 whom represents a regional council of governments, and one of whom
1785 represents a business advocacy organization or regional chamber of
1786 commerce;

1787 (5) Three appointed by the majority leader of the Senate, one of whom
1788 has expertise in regional planning, one of whom has expertise in local
1789 planning and zoning, and one of whom has expertise in housing
1790 development.

1791 (6) The Commissioner of Administrative Services, or the
1792 commissioner's designee;

1793 (7) The Commissioner of Housing, or the commissioner's designee;

1794 (8) The Commissioner of Economic and Community Development,

1795 or the commissioner's designee;

1796 (9) The Commissioner of Transportation, or the commissioner's
1797 designee;

1798 (10) The Responsible Growth Coordinator, or the coordinator's
1799 designee;

1800 (11) The executive director of the Connecticut Housing Finance
1801 Authority, or the executive director's designee;

1802 (12) A representative of the Connecticut Conference of
1803 Municipalities; and

1804 (13) A representative of the Connecticut Council of Small Towns.

1805 (c) Any member of the roundtable group appointed under
1806 subdivision (1), (2), (3) or (4) of subsection (b) of this section may be a
1807 member of the General Assembly.

1808 (d) All initial appointments to the roundtable group shall be made
1809 not later than thirty days after the effective date of this section. Any
1810 vacancy shall be filled by the appointing authority.

1811 (e) The majority leader of the Senate and the majority leader of the
1812 House of Representatives shall be the chairpersons for the roundtable
1813 group. The chairpersons shall schedule the first meeting of the
1814 roundtable group, which shall be held not later than sixty days after the
1815 effective date of this section.

1816 (f) The administrative staff of the joint standing committee of the
1817 General Assembly having cognizance of matters relating to housing
1818 shall serve as administrative staff of the roundtable group.

1819 (g) Not later than January 1, 2024, and annually on January first
1820 thereafter, the roundtable group shall submit a report on its findings
1821 and recommendations to the joint standing committee of the General
1822 Assembly having cognizance of matters relating to housing, in

1823 accordance with the provisions of section 11-4a of the general statutes.

1824 Sec. 536. Section 8-336q of the general statutes is repealed and the
1825 following is substituted in lieu thereof (*Effective October 1, 2023*):

1826 (a) The commissioner, in consultation with the Treasurer, the
1827 Secretary of the Office of Policy and Management and the Connecticut
1828 Housing Finance Authority, [and after consideration of the
1829 recommendations of the committee established by subsection (b) of this
1830 section,] shall establish regulations and criteria for rating various
1831 proposals for funds under the Housing Trust Fund program. The
1832 regulations shall be adopted pursuant to chapter 54 and posted on the
1833 department's web site.

1834 [(b) There shall be a Housing Trust Fund Program Advisory
1835 Committee. Said committee shall meet at least semiannually and shall
1836 advise the commissioner on (1) the administration, management and
1837 objectives of the Housing Trust Fund program; and (2) the development
1838 of regulations, procedures and rating criteria for the program. The
1839 committee shall be appointed by the commissioner, in consultation with
1840 the Treasurer and the secretary and shall include the chairpersons and
1841 ranking members of the joint standing committee of the General
1842 Assembly having cognizance of matters relating to planning and
1843 development, and the joint standing committee of the General
1844 Assembly having cognizance of matters relating to housing and
1845 representatives from each of the following: (A) The nonprofit housing
1846 development community; (B) the for-profit housing development
1847 community; (C) a housing authority; (D) a community development
1848 financial institution; (E) the Connecticut Housing Finance Authority; (F)
1849 a state-wide housing organization; (G) an elected or appointed official
1850 of a municipality with a population of less than fifty thousand; (H) an
1851 elected or appointed official of a municipality with a population
1852 between fifty thousand and one hundred thousand; (I) an elected or
1853 appointed official of a municipality with a population in excess of one
1854 hundred thousand; and (J) the employers of the state, which may be
1855 satisfied by the appointment of a representative from a state business

1856 and industry association or regional chambers of commerce.]

1857 [(c)] (b) The commissioner may adopt regulations, in accordance with
1858 the provisions of chapter 54, to carry out the provisions of sections 8-
1859 336m to 8-336q, inclusive, as amended by this act.

1860 [(d)] (c) The commissioner may request, inspect and audit reports,
1861 books and records and any other financial or project-related information
1862 with respect to eligible applicants that receive financial assistance,
1863 including, without limitation, resident or employment information,
1864 financial and operating statements and audits. The commissioner may
1865 investigate the accuracy and completeness of such reports, books and
1866 records.

1867 [(e)] (d) Whenever financial assistance is provided pursuant to
1868 section 8-336p, the commissioner may take all reasonable steps and
1869 exercise all available remedies necessary or desirable to protect the
1870 obligations or interests of the state, including, but not limited to,
1871 amending any term or condition of a contract or agreement, provided
1872 such amendment is allowed or agreed to pursuant to such contract or
1873 agreement, or purchasing or redeeming, pursuant to foreclosure
1874 proceedings, bankruptcy proceedings or in other judicial proceedings,
1875 any property on which such commissioner or the department holds a
1876 mortgage or other lien, or in which the commissioner or the department
1877 has an interest.

1878 Sec. 537. Subsection (d) of section 47a-21 of the general statutes is
1879 repealed and the following is substituted in lieu thereof (*Effective October*
1880 *1, 2023*):

1881 (d) (1) Not later than the time specified in subdivision (2) of this
1882 subsection, the person who is the landlord at the time a tenancy is
1883 terminated, other than a rent receiver, shall pay to the tenant or former
1884 tenant: (A) The amount of any security deposit that was deposited by
1885 the tenant with the person who was landlord at the time such security
1886 deposit was deposited less the value of any damages that any person
1887 who was a landlord of such premises at any time during the tenancy of

1888 such tenant has suffered as a result of such tenant's failure to comply
1889 with such tenant's obligations; and (B) any accrued interest. If the
1890 landlord at the time of termination of a tenancy is a rent receiver, such
1891 rent receiver shall return security deposits in accordance with the
1892 provisions of subdivision (3) of this subsection.

1893 (2) Upon termination of a tenancy, any tenant may notify the landlord
1894 in writing of such tenant's forwarding address. Not later than [thirty]
1895 twenty-one days after termination of a tenancy or fifteen days after
1896 receiving written notification of such tenant's forwarding address,
1897 whichever is later, each landlord other than a rent receiver shall deliver
1898 to the tenant or former tenant at such forwarding address either (A) the
1899 full amount of the security deposit paid by such tenant plus accrued
1900 interest, or (B) the balance of such security deposit and accrued interest
1901 after deduction for any damages suffered by such landlord by reason of
1902 such tenant's failure to comply with such tenant's obligations, together
1903 with a written statement itemizing the nature and amount of such
1904 damages. Any landlord who violates any provision of this subsection
1905 shall be liable for twice the amount of any security deposit paid by such
1906 tenant, except that, if the only violation is the failure to deliver the
1907 accrued interest, such landlord shall be liable for ten dollars or twice the
1908 amount of the accrued interest, whichever is greater.

1909 (3) (A) Any receiver who is authorized by a court to return security
1910 deposits and to inspect the premises of any tenant shall pay security
1911 deposits and accrued interest in accordance with the provisions of
1912 subdivisions (1) and (2) of this subsection from the operating income of
1913 such receivership to the extent that any such payments exceed the
1914 amount in any escrow accounts for such tenants. (B) Any rent receiver
1915 shall present any claim by any tenant for return of a security deposit to
1916 the court which authorized the rent receiver. Such court shall determine
1917 the validity of any such claim and shall direct such rent receiver to pay
1918 from the escrow account or from the operating income of such property
1919 the amount due such tenant as determined by such court.

1920 Sec. 538. Subsection (i) of section 47a-21 of the general statutes is

1921 repealed and the following is substituted in lieu thereof (*Effective October*
1922 *1, 2023*):

1923 (i) On and after July 1, 1993, each landlord other than a landlord of a
1924 residential unit in any building owned or controlled by any educational
1925 institution and used by such institution for the purpose of housing
1926 students of such institution and their families, and each landlord or
1927 owner of a mobile manufactured home or of a mobile manufactured
1928 home space or lot or park, as such terms are defined in subdivisions (1),
1929 (2) and (3) of section 21-64, shall pay interest on each security deposit
1930 received by such landlord at a rate of not less than the average rate paid,
1931 as of December 30, 1992, on savings deposits by insured commercial
1932 banks as published in the Federal Reserve Board Bulletin rounded to the
1933 nearest one-tenth of one percentage point, except in no event shall the
1934 rate be less than one and one-half per cent. On and after January 1, 1994,
1935 the rate for each calendar year shall be not less than the deposit index,
1936 determined under this section as it was in effect during such year. On
1937 and after January 1, 2012, the rate for each calendar year shall be not less
1938 than the deposit index, as defined in section 36a-26, for that year. On the
1939 anniversary date of the tenancy and annually thereafter, such interest
1940 shall be paid to the tenant or resident or credited toward the next rental
1941 payment due from the tenant or resident, as the landlord or owner shall
1942 determine. If the tenancy is terminated before the anniversary date of
1943 such tenancy, or if the landlord or owner returns all or part of a security
1944 deposit prior to termination of the tenancy, the landlord or owner shall
1945 pay the accrued interest to the tenant or resident not later than [thirty]
1946 twenty-one days after such termination or return. Interest shall not be
1947 paid to a tenant for any month in which the tenant has been delinquent
1948 for more than ten days in the payment of any monthly rent, unless the
1949 landlord imposes a late charge for such delinquency. No landlord shall
1950 increase the rent due from a tenant because of the requirement that the
1951 landlord pay on interest the security deposit.

1952 Sec. 539. Section 8-45 of the general statutes is repealed and the
1953 following is substituted in lieu thereof (*Effective October 1, 2023*):

1954 (a) Each housing authority shall manage and operate its housing
1955 projects in an efficient manner so as to enable it to fix the rentals for
1956 dwelling accommodations at the lowest possible rates consistent with
1957 providing decent, safe and sanitary dwelling accommodations, and no
1958 housing authority shall construct or operate any such project for profit
1959 or as a source of revenue to the municipality. [To this end an] An
1960 authority shall fix the rentals for dwelling in its projects at no higher
1961 rates than it finds to be necessary in order to produce revenues which,
1962 together with all other available money, revenues, income and receipts
1963 of the authority from whatever sources derived, will be sufficient [(a)]
1964 (1) to pay, as the same become due, the principal and interest on the
1965 bonds of the authority; [(b)] (2) to meet the cost of, and to provide for,
1966 maintaining and operating the projects, including the cost of any
1967 insurance, and the administrative expenses of the authority; and [(c)] (3)
1968 to create, during not less than six years immediately succeeding its
1969 issuance of any bonds, a reserve sufficient to meet the largest principal
1970 and interest payments which will be due on such bonds in any one year
1971 thereafter and to maintain such reserve.

1972 (b) In the operation or management of housing projects an authority
1973 shall, at all times, rent or lease the dwelling accommodations therein at
1974 rentals within the financial reach of families of low income. The
1975 authority, subject to approval by the Commissioner of Housing, shall fix
1976 maximum income limits for the admission and for the continued
1977 occupancy of families in such housing, provided such maximum income
1978 limits and all revisions thereof for housing projects operated pursuant
1979 to any contract with any agency of the federal government shall be
1980 subject to the prior approval of such federal agency. The [Commissioner
1981 of Housing] commissioner shall define the income of a family to provide
1982 the basis for determining eligibility for the admission and for the
1983 continued occupancy of families under the maximum income limits
1984 fixed and approved. The definition of family income [,] by the
1985 [Commissioner of Housing,] commissioner may provide for the
1986 exclusion of all or part of the income of family members which, in the
1987 judgment of [said] the commissioner, is not generally available to meet

1988 the cost of basic living needs of the family.

1989 (c) Any housing authority administering a tenant-based rental
1990 assistance program, such as the federal Housing Choice Voucher
1991 program, shall, not later than thirty days after setting or updating the
1992 payment standard, as defined in 24 CFR 982.4, or any similar maximum
1993 monthly assistance payment for a dwelling accommodation, post such
1994 payment standard in a prominent and publicly accessible location on its
1995 Internet web site or the Internet web site of the municipality in which
1996 such authority is located. Such posting shall include (1) a disclaimer
1997 alerting program participants that the maximum allowable payment
1998 standard may not be applied in full to the actual rental rate paid by the
1999 applicant in certain circumstances, and (2) any rules or regulations
2000 adopted by such authority regarding such rental assistance programs.

2001 (d) Not later than January 1, 2024, the Commissioner of Housing, in
2002 consultation with the housing authorities of the state, shall develop a
2003 common rental application that may be used by any such housing
2004 authority.

2005 (e) No housing authority shall refuse to rent any dwelling
2006 accommodation to an otherwise qualified applicant on the ground that
2007 one or more of the proposed occupants are children born out of
2008 wedlock.

2009 (f) Each housing authority shall provide a receipt to each applicant
2010 for admission to its housing projects stating the time and date of
2011 application and shall maintain a list of such applications, which shall be
2012 a public record, as defined in section 1-200. The [Commissioner of
2013 Housing] commissioner shall, by regulation, provide for the manner in
2014 which such list shall be created, maintained and revised.

2015 (g) No provision of this chapter shall be construed as limiting the
2016 right of the authority to vest in an obligee the right, in the event of a
2017 default by such authority, to take possession of a housing project or
2018 cause the appointment of a receiver thereof or acquire title thereto
2019 through foreclosure proceedings, free from all the restrictions imposed

2020 by this chapter with respect to rental rates and tenant selection.

2021 Sec. 540. Section 8-48 of the general statutes is repealed and the
2022 following is substituted in lieu thereof (*Effective October 1, 2023*):

2023 In the cases of any tenants who are the recipients of one hundred per
2024 cent social services aid from the Department of Social Services of the
2025 state or any municipality and who have no income from any other
2026 source, rentals shall be fixed by each housing authority for the ensuing
2027 rental year established by the authority based on one-half of the costs
2028 and expenses set forth in subdivision (1) of subsection (a) of section 8-
2029 45, as amended by this act, plus the full amount of costs and expenses
2030 set forth in [subsections (b) and (c) of said section] subdivisions (2) and
2031 (3) of said subsection as set forth in the operating statements of the
2032 authority for the preceding fiscal year, which total amount shall be
2033 divided by the total number of rooms contained in all low-rent housing
2034 projects operated by such housing authority to establish the rental cost
2035 per room per annum for such tenants, from which figure shall be
2036 computed the rent per month per room. Said rentals shall govern for
2037 said rental year.

2038 Sec. 541. Section 10-285a of the general statutes is repealed and the
2039 following is substituted in lieu thereof (*Effective October 1, 2023*):

2040 (a)(1) The percentage of school building project grant money a local
2041 board of education may be eligible to receive, under the provisions of
2042 section 10-286, shall be assigned by the Commissioner of Administrative
2043 Services in accordance with the percentage calculated by the
2044 Commissioner of Education as follows: (A) For grants approved
2045 pursuant to section 10-283 for which application is made on and after
2046 July 1, 1991, and before July 1, 2011, (i) each town shall be ranked in
2047 descending order from one to one hundred sixty-nine according to such
2048 town's adjusted equalized net grand list per capita, as defined in section
2049 10-261; and (ii) based upon such ranking, a percentage of not less than
2050 twenty nor more than eighty shall be determined for each town on a
2051 continuous scale; (B) for grants approved pursuant to section 10-283 for

2052 which application is made on and after July 1, 2011, and before July 1,
2053 2017, (i) each town shall be ranked in descending order from one to one
2054 hundred sixty-nine according to such town's adjusted equalized net
2055 grand list per capita, as defined in section 10-261, and (ii) based upon
2056 such ranking, (I) a percentage of not less than ten nor more than seventy
2057 shall be determined for new construction or replacement of a school
2058 building for each town on a continuous scale, and (II) a percentage of
2059 not less than twenty nor more than eighty shall be determined for
2060 renovations, extensions, code violations, roof replacements and major
2061 alterations of an existing school building and the new construction or
2062 replacement of a school building when a town or regional school district
2063 can demonstrate that a new construction or replacement is less
2064 expensive than a renovation, extension or major alteration of an existing
2065 school building for each town on a continuous scale; (C) for grants
2066 approved pursuant to section 10-283 for which application is made on
2067 and after July 1, 2017, and before June 1, 2022, (i) each town shall be
2068 ranked in descending order from one to one hundred sixty-nine
2069 according to the adjusted equalized net grand list per capita, as defined
2070 in section 10-261, of the town two, three and four years prior to the fiscal
2071 year in which application is made, (ii) based upon such ranking, (I) a
2072 percentage of not less than ten nor more than seventy shall be
2073 determined for new construction or replacement of a school building for
2074 each town on a continuous scale, and (II) a percentage of not less than
2075 twenty nor more than eighty shall be determined for renovations,
2076 extensions, code violations, roof replacements and major alterations of
2077 an existing school building and the new construction or replacement of
2078 a school building when a town or regional school district can
2079 demonstrate that a new construction or replacement is less expensive
2080 than a renovation, extension or major alteration of an existing school
2081 building for each town on a continuous scale; and (D) except as
2082 otherwise provided in subdivision (2) of this subsection, for grants
2083 approved pursuant to section 10-283 for which application is made on
2084 and after June 1, 2022, (i) each town shall be ranked in descending order
2085 from one to one hundred sixty-nine according to the adjusted equalized
2086 net grand list per capita, as defined in section 10-261, of the town two,

2087 three and four years prior to the fiscal year in which application is made,
2088 and (ii) based upon such ranking, (I) a percentage of not less than ten
2089 nor more than seventy shall be determined for new construction or
2090 replacement of a school building for each town on a continuous scale,
2091 and (II) a percentage of not less than twenty nor more than eighty shall
2092 be determined for renovations, extensions, code violations, roof
2093 replacements and major alterations of an existing school building and
2094 the new construction or replacement of a school building when a town
2095 or regional school district can demonstrate that a new construction or
2096 replacement is less expensive than a renovation, extension or major
2097 alteration of an existing school building for each town on a continuous
2098 scale.

2099 (2) For grants approved pursuant to section 10-283 for which
2100 application is made prior to July 1, 2047, the percentage of school
2101 building project grant money a local board of education for (A) any
2102 town with a total population of eighty thousand or greater may be
2103 eligible to receive shall be the greater of the percentage calculated
2104 pursuant to subdivision (1) of this subsection or sixty per cent, and (B)
2105 the town of Cheshire shall be the greater of the percentage calculated
2106 pursuant to subdivision (1) of this subsection or fifty per cent.

2107 (b) (1) Except as otherwise provided in subdivision (2) of this
2108 subsection, the percentage of school building project grant money a
2109 regional board of education may be eligible to receive under the
2110 provisions of section 10-286 shall be determined by its ranking. Such
2111 ranking shall be determined by (A) multiplying the total population, as
2112 defined in section 10-261, of each town in the district by such town's
2113 ranking, as determined in subsection (a) of this section, (B) adding
2114 together the figures determined under subparagraph (A) of this
2115 subdivision, and (C) dividing the total computed under subparagraph
2116 (B) of this subdivision by the total population of all towns in the district.
2117 The ranking of each regional board of education shall be rounded to the
2118 next higher whole number and each such board shall receive the same
2119 reimbursement percentage as would a town with the same rank plus ten
2120 per cent, except that no such percentage shall exceed eighty-five per

2121 cent.

2122 (2) Any board of education of a regional school district established or
2123 expanded on or after July 1, 2016, that submits an application for a
2124 school building project (A) not later than ten years after the
2125 establishment or expansion of such regional school district, and (B) that
2126 is related to such establishment or expansion, may be eligible to receive
2127 a percentage of school building project grant money, under the
2128 provisions of section 10-286, as follows: The reimbursement percentage
2129 of the town in such regional school district with the greatest
2130 reimbursement percentage, as determined in subsection (a) of this
2131 section, plus ten per cent.

2132 (c) The percentage of school building project grant money a regional
2133 educational service center may be eligible to receive shall be determined
2134 by its ranking. Such ranking shall be determined by (1) multiplying the
2135 population of each member town in the regional educational service
2136 center by such town's ranking, as determined in subsection (a) of this
2137 section; (2) adding together the figures for each town determined under
2138 subdivision (1) of this subsection, and (3) dividing the total computed
2139 under subdivision (2) of this subsection by the total population of all
2140 member towns in the regional educational service center. The ranking
2141 of each regional educational service center shall be rounded to the next
2142 higher whole number and each such center shall receive the same
2143 reimbursement percentage as would a town with the same rank.

2144 (d) The percentage of school building project grant money a
2145 cooperative arrangement pursuant to section 10-158a, may be eligible to
2146 receive shall be determined by its ranking. Such ranking shall be
2147 determined by (1) multiplying the total population, as defined in section
2148 10-261, of each town in the cooperative arrangement by such town's
2149 ranking, as determined in subsection (a) of this section, (2) adding the
2150 products determined under subdivision (1) of this subsection, and (3)
2151 dividing the total computed under subdivision (2) of this subsection by
2152 the total population of all towns in the cooperative arrangement. The
2153 ranking of each cooperative arrangement shall be rounded to the next

2154 higher whole number and each such cooperative arrangement shall
2155 receive the same reimbursement percentage as would a town with the
2156 same rank plus ten percentage points.

2157 (e) If an elementary school building project for a new building or for
2158 the expansion of an existing building includes space for a school
2159 readiness program, the percentage determined pursuant to this section
2160 shall be increased by five percentage points, but shall not exceed one
2161 hundred per cent, for the portion of the building used primarily for such
2162 purpose. Recipient districts shall maintain full-day preschool
2163 enrollment for at least ten years.

2164 (f) The percentage determined pursuant to this section for a school
2165 building project grant for the expansion, alteration or renovation of an
2166 existing public school building to convert such building for use as a
2167 lighthouse school, as defined in section 10-266cc, shall be increased by
2168 ten percentage points.

2169 (g) The percentage determined pursuant to this section for a school
2170 building project grant shall be increased by the percentage of the total
2171 projected enrollment of the school attributable to the number of spaces
2172 made available for out-of-district students participating in the program
2173 established pursuant to section 10-266aa, provided the maximum
2174 increase shall not exceed ten percentage points.

2175 (h) Subject to the provisions of section 10-285d, if an elementary
2176 school building project for a school in a priority school district or for a
2177 priority school is necessary in order to offer a full-day kindergarten
2178 program or a full-day preschool program or to reduce class size
2179 pursuant to section 10-265f, the percentage determined pursuant to this
2180 section shall be increased by ten percentage points for the portion of the
2181 building used primarily for such full-day kindergarten program, full-
2182 day preschool program or such reduced size classes. Recipient districts
2183 that receive an increase pursuant to this subsection in support of a full-
2184 day preschool program, shall maintain full-day preschool enrollment
2185 for at least ten years.

2186 (i) For all projects authorized on or after July 1, 2007, all attorneys'
2187 fees and court costs related to litigation shall be eligible for state school
2188 construction grant assistance only if the grant applicant is the prevailing
2189 party in any such litigation.

2190 (j) The percentage determined pursuant to this section for a school
2191 building project grant for a diversity school, approved pursuant to
2192 section 10-286h, shall be increased by ten percentage points.

2193 (k) The percentage of school building project grant money a local or
2194 regional board of education for a municipality deemed to be an inclusive
2195 municipality by the Commissioner of Housing may be eligible to receive
2196 shall be increased by five percentage points. As used in this subsection,
2197 "inclusive municipality" means any municipality that: (1) Has a total
2198 population, as defined in section 10-261, that is greater than six
2199 thousand; (2) has less than ten per cent of its housing units determined
2200 by the commissioner to be affordable; (3) has adopted and maintains
2201 zoning regulations that (A) promote fair housing, as determined by the
2202 commissioner, (B) provide a streamlined process for the approval of the
2203 development of multifamily housing of three units or more, (C) permit
2204 mixed-use development, and (D) allow accessory dwelling units; and
2205 (4) has constructed new affordable housing units that (A) are restricted,
2206 through deeds, covenants or other means, to individuals or families
2207 whose income is eighty per cent or less of the state median income, and
2208 (B) equal at least one per cent of such town's total housing units in the
2209 three years immediately preceding the submission of an application
2210 under this section.

2211 Sec. 542. (NEW) (Effective October 1, 2023) (a) As used in this section:

2212 (1) "Affordable housing deed restrictions" means deed restrictions
2213 filed on the land records of the municipality, containing covenants or
2214 restrictions that require the dwelling units in a multifamily building to
2215 be sold or rented only to low-income residents;

2216 (2) "Alliance district" has the same meaning as provided in section 10-
2217 262u of the general statutes;

2218 (3) "Environmental justice community" has the same meaning as
2219 provided in section 22a-20a of the general statutes; and

2220 (4) "Low-income resident" means, after adjustments for family size,
2221 individuals or families whose income is not greater than (A) sixty per
2222 cent of the state median income, or (B) eighty per cent of the area median
2223 income for the area in which the resident resides, as determined by the
2224 United States Department of Housing and Urban Development.

2225 (b) Within available funding, the Commissioner of Energy and
2226 Environmental Protection, in coordination with the Commissioner of
2227 Housing, shall establish a pilot program or programs to provide grants,
2228 rebates or financing for retrofitting projects for multifamily residences
2229 containing two to four residential dwelling units built before 2003 and
2230 located in environmental justice communities or alliance districts that
2231 (1) improve the energy efficiency of such residences, which may include,
2232 but not be limited to, the installation of heat pumps, solar power
2233 generating systems, improved roofing, exterior doors and windows and
2234 improved insulation, air sealing, improved ventilation, appliance
2235 upgrades and any electric system or wiring upgrades necessary for such
2236 retrofit, (2) remediate health and safety concerns that are barriers to any
2237 such retrofit, including mold, vermiculite, asbestos, lead and radon, or
2238 (3) provide services to assist residents and building owners to access and
2239 implement the programs established pursuant to this section or other
2240 available state or federal programs that enable the implementation of
2241 energy efficiency retrofits.

2242 (c) On and after July 1, 2024, the Commissioner of Energy and
2243 Environmental Protection, or any program administrator the
2244 commissioner may designate, shall accept applications, in a form to be
2245 specified by the commissioner, from any owner of a residential dwelling
2246 unit for a grant, rebate or financing under the program or programs.
2247 Any such grant, rebate or financing may be awarded to an owner of a
2248 residential dwelling unit that is (1) not owner-occupied, and (2)
2249 occupied by a tenant, or if vacant, to be occupied by a tenant not more
2250 than one hundred eighty days after the award of such grant. If such

2251 dwelling unit is not occupied within one hundred eighty days of the
2252 award of the grant, the owner shall return any funds received by the
2253 owner under such grant to the commissioner.

2254 (d) The Commissioner of Energy and Environmental Protection shall
2255 prioritize the awarding of grants, rebates or financing for projects that
2256 benefit any resident or prospective resident who is a low-income
2257 resident.

2258 (e) The commissioner shall exclude from the program any owner of a
2259 residential dwelling unit determined by the Commissioner of Housing
2260 to be in violation of chapter 830 of the general statutes.

2261 (f) If an owner of a dwelling unit for which a grant under the pilot
2262 program was awarded sells such dwelling unit before five years have
2263 elapsed from the award of the grant, such owner shall pay to the
2264 commissioner an amount equal to the grant not more than thirty days
2265 after such sale.

2266 (g) The commissioner shall seek to expend the funds appropriated to
2267 the Department of Energy and Environmental Protection for the pilot
2268 program equally on an annual basis for the term of the pilot program.

2269 (h) On or before October 1, 2027, the commissioner shall file a report,
2270 in accordance with the provisions of section 11-4a of the general statutes,
2271 with the joint standing committee of the General Assembly having
2272 cognizance of matters relating to housing (1) analyzing the success of
2273 the pilot program, and (2) recommending whether a permanent
2274 program should be established in the state and, if so, any proposed
2275 legislation for such program.

2276 (i) The pilot program established pursuant to this section shall
2277 terminate on September 30, 2028."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	October 1, 2023	7-148(c)(7)(A)

Sec. 502	October 1, 2023	New section
Sec. 503	October 1, 2023	47a-1
Sec. 504	October 1, 2023	New section
Sec. 505	October 1, 2023	47a-4(a)
Sec. 506	October 1, 2023	47a-15a
Sec. 507	July 1, 2023	8-339
Sec. 508	October 1, 2023	47a-23c
Sec. 509	October 1, 2023	8-41(a)
Sec. 510	October 1, 2023	8-68f
Sec. 511	October 1, 2023	New section
Sec. 512	October 1, 2023	47a-58
Sec. 513	October 1, 2023	8-68d
Sec. 514	October 1, 2023	47a-6a(a) and (b)
Sec. 515	October 1, 2023	New section
Sec. 516	July 1, 2023	New section
Sec. 517	October 1, 2023	7-148b
Sec. 518	October 1, 2023	New section
Sec. 519	<i>from passage</i>	New section
Sec. 520	October 1, 2023	8-345
Sec. 521	July 1, 2023	New section
Sec. 522	<i>July 1, 2024, and applicable to any summary process action disposed of before or after such date</i>	New section
Sec. 523	October 1, 2023	12-494
Sec. 524	July 1, 2023	12-498
Sec. 525	October 1, 2023	46a-81e
Sec. 526	<i>from passage</i>	22a-430(g)
Sec. 527	June 1, 2024	New section
Sec. 528	<i>June 1, 2024, and applicable to assessment years commencing on or after June 1, 2024</i>	12-63b
Sec. 529	June 1, 2024	8-395
Sec. 530	June 1, 2024	29-263
Sec. 531	<i>June 1, 2024, and applicable to assessment years commencing on or after June 1, 2024</i>	New section
Sec. 532	June 1, 2024	New section
Sec. 533	June 1, 2024	New section

Sec. 534	<i>from passage</i>	New section
Sec. 535	<i>from passage</i>	New section
Sec. 536	<i>October 1, 2023</i>	8-336q
Sec. 537	<i>October 1, 2023</i>	47a-21(d)
Sec. 538	<i>October 1, 2023</i>	47a-21(i)
Sec. 539	<i>October 1, 2023</i>	8-45
Sec. 540	<i>October 1, 2023</i>	8-48
Sec. 541	<i>October 1, 2023</i>	10-285a
Sec. 542	<i>October 1, 2023</i>	New section