



General Assembly

**Amendment**

January Session, 2023

LCO No. 9698



Offered by:

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

REP. LUXENBERG, 12<sup>th</sup> Dist.  
SEN. MOORE, 22<sup>nd</sup> Dist.  
REP. KAVROS DEGRAW, 17<sup>th</sup> Dist.  
SEN. RAHMAN, 4<sup>th</sup> 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4 section 7-148 of the general statutes is repealed and the following is  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, state-wide organizations that represent municipalities,  
744 organizations with expertise in affordable housing, fair housing and  
745 planning and zoning, shall establish a methodology for each  
746 municipality's fair share allocation by:

747 (A) Determining the need for affordable housing units in each



748 planning region; and

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

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

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

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

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

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

779 (E) Increases the municipal fair share allocation of a municipality if  
780 such municipality, when compared to other municipalities in the same  
781 planning region, has:

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

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

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

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

793 (3) (A) Not later than December 1, 2024, the secretary, in consultation  
794 with the Commissioners of Housing and Economic and Community  
795 Development, shall, using the methodology established pursuant to this  
796 subsection, determine the minimum need for affordable housing units  
797 for each planning region and a municipal fair share allocation for each  
798 municipality within each 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 Sec. 517. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of  
803 Housing, within available appropriations, and in consultation with the  
804 Connecticut Housing Finance Authority and representatives of any  
805 public housing authority in the state selected by the commissioner, shall  
806 establish a program to encourage and recruit owners of rental real  
807 property to accept from prospective tenants any federal Housing Choice  
808 Voucher, rental assistance program certificate or payment from any

809 other program administered by the state that provides rental payment  
810 subsidies for residential dwellings. Such program may include, but need  
811 not be limited to, advertisements, community outreach events and  
812 communications to owners of rental real property who utilize other  
813 programs concerning such property administered by the state.

814 (b) Not later than October 1, 2024, and annually thereafter, the  
815 commissioner shall submit a report concerning (1) the status of the  
816 program, including an analysis of the effectiveness of the program in  
817 recruiting owners of rental real property to accept vouchers, certificates  
818 and any other rental payment subsidies, and (2) the commissioner's  
819 recommendations concerning the program to the joint standing  
820 committee of the General Assembly having cognizance of matters  
821 relating to housing, in accordance with the provisions of section 11-4a  
822 of the general statutes.

823 Sec. 518. (*Effective from passage*) (a) The Commissioner of Housing  
824 shall, within available appropriations, conduct a study on methods to  
825 improve the efficiency of processing applications for the rental  
826 assistance program. In conducting the study, the commissioner shall  
827 consider the following:

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

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

832 (3) Recommendations for improving the efficiency of the application  
833 process, including the use of technology and alternative processing  
834 methods; and

835 (4) An estimate of the cost associated with implementing any  
836 recommended improvements.

837 (b) Not later than January 1, 2024, the commissioner shall submit a  
838 report on the commissioner's findings and recommendations to the joint

839 standing committee of the General Assembly having cognizance of  
840 matters relating to housing, in accordance with the provisions of section  
841 11-4a of the general statutes. The report shall include the findings of the  
842 commissioner and the commissioner's recommendations for improving  
843 the efficiency of processing applications for the rental assistance  
844 program.

845 Sec. 519. Section 8-345 of the general statutes is repealed and the  
846 following is substituted in lieu thereof (*Effective October 1, 2023*):

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

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

856 (c) In addition to an element in which rental assistance certificates are  
857 made available to qualified tenants, to be used in eligible housing which  
858 such tenants are able to locate, the program may include a housing  
859 support element in which rental assistance for tenants is linked to  
860 participation by the property owner in other municipal, state or federal  
861 housing repair, rehabilitation or financing programs. The commissioner  
862 shall use rental assistance under this section so as to encourage the  
863 preservation of existing housing and the revitalization of  
864 neighborhoods or the creation of additional rental housing.

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

871 (e) The commissioner shall administer the program under this section  
872 to promote housing choice for certificate holders and encourage racial  
873 and economic integration. The commissioner shall affirmatively seek to  
874 expend all funds appropriated for the program on an annual basis  
875 without regard to population limitation established in prior years. The  
876 commissioner shall establish maximum rent levels for each municipality  
877 in a manner that promotes the use of the program in all municipalities.  
878 Any certificate issued pursuant to this section may be used for housing  
879 in any municipality in the state. The commissioner shall inform  
880 certificate holders that a certificate may be used in any municipality and,  
881 to the extent practicable, the commissioner shall assist certificate holders  
882 in finding housing in the municipality of their choice.

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

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

890 (h) Any person aggrieved by a decision of the commissioner or the  
891 commissioner's agent pursuant to the program under this section shall  
892 have the right to a hearing in accordance with the provisions of section  
893 8-37gg.

894 Sec. 520. (NEW) (*Effective July 1, 2023*) The Department of Veterans  
895 Affairs shall, within available appropriations, convert, rehabilitate and  
896 renovate vacant, underused or otherwise available properties for the  
897 purpose of housing homeless or housing insecure veterans, and shall  
898 build, improve or remediate infrastructure as necessary to support such  
899 properties for residential use.

900 Sec. 521. (NEW) (*Effective July 1, 2024, and applicable to any summary*  
901 *process action disposed of before or after such date*) (a) In any summary  
902 process action instituted pursuant to chapter 832 or 412 of the general

903 statutes, not more than thirty days after (1) the withdrawal of such  
904 action, (2) a judgment of dismissal or nonsuit of such action upon any  
905 grounds, or (3) a final disposition of such action that includes a  
906 judgment for the defendant, the Judicial Department shall remove from  
907 its Internet web site any record or identifying information concerning  
908 such summary process action.

909 (b) If there is any activity in a case that has had any record or  
910 identifying information associated with such case removed pursuant to  
911 subsection (a) of this section, or if a case continues beyond the date upon  
912 which any such record or information is required to be removed  
913 pursuant to subsection (a) of this section because of an appeal, the  
914 Judicial Department shall restore the case to, or retain the case on, the  
915 Judicial Department Internet web site, together with any such record  
916 and information associated with such case. For any record and  
917 identifying information restored or retained on the Judicial Department  
918 Internet web site pursuant to this subsection, any such record or  
919 information shall remain on such web site for thirty days after the final  
920 disposition of the associated case, or for the applicable time period from  
921 the original disposition specified in subsection (a) of this section,  
922 whichever is later.

923 (c) Any record or identifying information concerning any summary  
924 process action that has been removed from the Judicial Department  
925 Internet web site pursuant to this section shall not be included in any  
926 sale or transfer of bulk case records by the Judicial Department to any  
927 person or entity purchasing such records for any commercial purpose.

928 (d) No person or entity shall, for any commercial purpose, disclose  
929 any record or identifying information concerning any summary process  
930 action that has been removed from the Judicial Department Internet web  
931 site pursuant to subsection (a) of this section. As used in this section,  
932 "commercial purpose" means (1) the individual or bulk sale of any  
933 record or identifying information concerning any summary process  
934 action, (2) the making of consumer reports containing any such record  
935 or information, (3) any use related to screening any prospective tenant

936 to determine the suitability of such prospective tenant, and (4) any other  
937 use of any such record or information for pecuniary gain, but does not  
938 include the use of any such record or information for governmental,  
939 scholarly, educational, journalistic or any other noncommercial  
940 purpose.

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

944 Sec. 522. Section 12-494 of the general statutes is repealed and the  
945 following is substituted in lieu thereof (*Effective October 1, 2023*):

946 (a) There is imposed a tax on each deed, instrument or writing,  
947 whereby any lands, tenements or other realty is granted, assigned,  
948 transferred or otherwise conveyed to, or vested in, the purchaser, or any  
949 other person by such purchaser's direction, when the consideration for  
950 the interest or property conveyed equals or exceeds two thousand  
951 dollars:

952 (1) Subject to the provisions of subsection (b) of this section, at the  
953 rate of three-quarters of one per cent of the consideration for the interest  
954 in real property conveyed by such deed, instrument or writing, the  
955 revenue from which shall be remitted by the town clerk of the  
956 municipality in which such tax is paid, not later than ten days following  
957 receipt thereof, to the Commissioner of Revenue Services for deposit to  
958 the credit of the state General Fund; and

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

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

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

972 (2) In the case of any conveyance in which the real property conveyed  
973 is a residential estate, including a primary dwelling and any auxiliary  
974 housing or structures, regardless of the number of deeds, instruments  
975 or writings used to convey such residential real estate, for which the  
976 consideration or aggregate consideration, as the case may be, in such  
977 conveyance is eight hundred thousand dollars or more, the tax under  
978 said subdivision (1) shall be imposed:

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

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

985 (C) On and after July 1, 2020, (i) at the rate of one and one-quarter per  
986 cent on that portion of such consideration in excess of eight hundred  
987 thousand dollars up to and including the amount of two million five  
988 hundred thousand dollars, and (ii) at the rate of two and one-quarter  
989 per cent on that portion of such consideration in excess of two million  
990 five hundred thousand dollars; and

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



999 (c) In addition to the tax imposed under subsection (a) of this section,  
1000 any targeted investment community, as defined in section 32-222, or any  
1001 municipality in which properties designated as manufacturing plants  
1002 under section 32-75c are located, may, on or after March 15, 2003, impose  
1003 an additional tax on each deed, instrument or writing, whereby any  
1004 lands, tenements or other realty is granted, assigned, transferred or  
1005 otherwise conveyed to, or vested in, the purchaser, or any other person  
1006 by [his] such purchaser's direction, when the consideration for the  
1007 interest or property conveyed equals or exceeds two thousand dollars,  
1008 which additional tax shall be at a rate of up to one-fourth of one per cent  
1009 of the consideration for the interest in real property conveyed by such  
1010 deed, instrument or writing. The revenue from such additional tax shall  
1011 become part of the general revenue of the municipality in accordance  
1012 with section 12-499.

1013 (d) On and after July 1, 2025, the Comptroller shall transfer from the  
1014 General Fund to the Housing Trust Fund established under section 8-  
1015 3360, any revenue received by the state each fiscal year in excess of three  
1016 hundred million dollars from the tax imposed under subdivision (1) of  
1017 subsection (a) and subsections (b) and (c) of this section. On and after  
1018 July 1, 2026, the threshold amount in this subsection shall be adjusted  
1019 annually by the percentage increase in inflation. As used in this  
1020 subdivision, "increase in inflation" means the increase in the consumer  
1021 price index for all urban consumers during the preceding calendar year,  
1022 calculated on a December over December basis, using data reported by  
1023 the United States Bureau of Labor Statistics.

1024 Sec. 523. Section 12-498 of the general statutes is repealed and the  
1025 following is substituted in lieu thereof (*Effective July 1, 2023*):

1026 (a) The tax imposed by section 12-494, as amended by this act, shall  
1027 not apply to:

1028 (1) Deeds [which] that this state is prohibited from taxing under the  
1029 Constitution or laws of the United States;

1030 (2) Deeds [which] that secure a debt or other obligation;

- 1031 (3) Deeds to which this state or any of its political subdivisions or its  
1032 or their respective agencies is a party;
- 1033 (4) Tax deeds;
- 1034 (5) Deeds of release of property [which] that is security for a debt or  
1035 other obligation;
- 1036 (6) Deeds of partition;
- 1037 (7) Deeds made pursuant to mergers of corporations;
- 1038 (8) Deeds made by a subsidiary corporation to its parent corporation  
1039 for no consideration other than the cancellation or surrender of the  
1040 subsidiary's stock;
- 1041 (9) Deeds made pursuant to a decree of the Superior Court under  
1042 section 46b-81, 49-24 or 52-495 or pursuant to a judgment of foreclosure  
1043 by market sale under section 49-24 or pursuant to a judgment of loss  
1044 mitigation under section 49-30t or 49-30u;
- 1045 (10) Deeds, when the consideration for the interest or property  
1046 conveyed is less than two thousand dollars;
- 1047 (11) Deeds between affiliated corporations, provided both of such  
1048 corporations are exempt from taxation pursuant to paragraph (2), (3) or  
1049 (25) of Section 501(c) of the Internal Revenue Code of 1986, or any  
1050 subsequent corresponding internal revenue code of the United States,  
1051 as amended from time to time;
- 1052 (12) Deeds made by a corporation [which] that is exempt from  
1053 taxation pursuant to paragraph (3) of Section 501(c) of the Internal  
1054 Revenue Code of 1986, or any subsequent corresponding internal  
1055 revenue code of the United States, as amended from time to time, to any  
1056 corporation which is exempt from taxation pursuant to said paragraph  
1057 (3) of said Section 501(c);
- 1058 (13) Deeds made to any nonprofit organization [which] that is

1059 organized for the purpose of holding undeveloped land in trust for  
1060 conservation or recreation purposes;

1061 (14) Deeds between spouses;

1062 (15) Deeds of property for the Adriaen's Landing site or the stadium  
1063 facility site, for purposes of the overall project, each as defined in section  
1064 32-651;

1065 (16) Land transfers made on or after July 1, 1998, to a water company,  
1066 as defined in section 16-1, provided the land is classified as class I or  
1067 class II land, as defined in section 25-37c, after such transfer;

1068 (17) Transfers or conveyances to effectuate a mere change of identity  
1069 or form of ownership or organization, where there is no change in  
1070 beneficial ownership;

1071 (18) Conveyances of residential property [which] that occur not later  
1072 than six months after the date on which the property was previously  
1073 conveyed to the transferor if the transferor is (A) an employer [which]  
1074 that acquired the property from an employee pursuant to an employee  
1075 relocation plan, or (B) an entity in the business of purchasing and selling  
1076 residential property of employees who are being relocated pursuant to  
1077 such a plan;

1078 (19) Deeds in lieu of foreclosure that transfer the transferor's principal  
1079 residence;

1080 (20) Any instrument that transfers the transferor's principal residence  
1081 where the gross purchase price is insufficient to pay the sum of (A)  
1082 mortgages encumbering the property transferred, and (B) any real  
1083 property taxes and municipal utility or other charges for which the  
1084 municipality may place a lien on the property and [which] that have  
1085 priority over the mortgages encumbering the property transferred;  
1086 [and]

1087 (21) Deeds that transfer the transferor's principal residence, where  
1088 such residence has a concrete foundation that has deteriorated due to

1089 the presence of pyrrhotite and such transferor has obtained a written  
1090 evaluation from a professional engineer licensed pursuant to chapter  
1091 391 indicating that the foundation of such residence was made with  
1092 defective concrete. The exemption authorized under this subdivision  
1093 shall (A) apply to the first transfer of such residence after such written  
1094 evaluation has been obtained, and (B) not be available to a transferor  
1095 who has received financial assistance to repair or replace such  
1096 foundation from the Crumbling Foundations Assistance Fund  
1097 established under section 8-441; and

1098 (22) Deeds of property with dwelling units where all such units are  
1099 deed restricted as affordable housing, as defined in section 8-39a. For  
1100 deeds of property with dwelling units where a portion of such units are  
1101 subject to such deed restrictions, the exemption authorized under this  
1102 subdivision shall apply only with respect to the dwelling units subject  
1103 to such deed restrictions and such exemption shall be reduced  
1104 proportionally based on the number of units not subject to such deed  
1105 restrictions.

1106 (b) The tax imposed by subdivision (1) of subsection (a) of section 12-  
1107 494, as amended by this act, shall not apply to:

1108 (1) Deeds of the principal residence of any person approved for  
1109 assistance under section 12-129b or 12-170aa for the current assessment  
1110 year of the municipality in which such person resides or to any such  
1111 transfer [which] that occurs within fifteen months of the completion of  
1112 any municipal assessment year for which such person qualified for such  
1113 assistance;

1114 (2) Deeds of property located in an area designated as an enterprise  
1115 zone in accordance with section 32-70; and

1116 (3) Deeds of property located in an entertainment district designated  
1117 under section 32-76 or established under section 2 of public act 93-311.

1118 Sec. 524. Section 46a-81e of the general statutes is repealed and the  
1119 following is substituted in lieu thereof (*Effective October 1, 2023*):

1120 (a) It shall be a discriminatory practice in violation of this section:

1121 (1) To refuse to sell or rent after the making of a bona fide offer, or to  
1122 refuse to negotiate for the sale or rental of, or otherwise make  
1123 unavailable or deny, a dwelling to any person because of sexual  
1124 orientation or civil union status.

1125 (2) To discriminate against any person in the terms, conditions, or  
1126 privileges of sale or rental of a dwelling, or in the provision of services  
1127 or facilities in connection therewith, because of sexual orientation or  
1128 civil union status.

1129 (3) To make, print or publish, or cause to be made, printed or  
1130 published any notice, statement, or advertisement, with respect to the  
1131 sale or rental of a dwelling that indicates any preference, limitation, or  
1132 discrimination based on sexual orientation or civil union status, or an  
1133 intention to make any such preference, limitation or discrimination.

1134 (4) (A) To represent to any person because of sexual orientation or  
1135 civil union status, that any dwelling is not available for inspection, sale  
1136 or rental when such dwelling is in fact so available. (B) It shall be a  
1137 violation of this subdivision for any person to restrict or attempt to  
1138 restrict the choices of any buyer or renter to purchase or rent a dwelling  
1139 (i) to an area which is substantially populated, even if less than a  
1140 majority, by persons of the same sexual orientation or civil union status  
1141 as the buyer or renter, (ii) while such person is authorized to offer for  
1142 sale or rent another dwelling which meets the housing criteria as  
1143 expressed by the buyer or renter to such person and (iii) such other  
1144 dwelling is in an area which is not substantially populated by persons  
1145 of the same sexual orientation or civil union status as the buyer or renter.  
1146 As used in this subdivision, "area" means municipality, neighborhood  
1147 or other geographic subdivision which may include an apartment or  
1148 condominium complex.

1149 (5) For profit, to induce or attempt to induce any person to sell or rent  
1150 any dwelling by representations regarding the entry or prospective  
1151 entry into the neighborhood of a person or persons of a particular sexual

1152 orientation or civil union status.

1153 (6) For any person or other entity engaging in residential-real-estate-  
1154 related transactions to discriminate against any person in making  
1155 available such a transaction, or in the terms or conditions of such a  
1156 transaction, because of sexual orientation or civil union status.

1157 (7) To deny any person access to or membership or participation in  
1158 any multiple-listing service, real estate brokers' organization or other  
1159 service, organization, or facility relating to the business of selling or  
1160 renting dwellings, or to discriminate against him in the terms or  
1161 conditions of such access, membership or participation, on account of  
1162 sexual orientation or civil union status.

1163 (8) To coerce, intimidate, threaten, or interfere with any person in the  
1164 exercise or enjoyment of, or on account of his having exercised or  
1165 enjoyed, or on account of his having aided or encouraged any other  
1166 person in the exercise or enjoyment of, any right granted or protected  
1167 by this section.

1168 [(b) The provisions of this section shall not apply to (1) the rental of a  
1169 room or rooms in a unit in a dwelling if the owner actually maintains  
1170 and occupies part of such unit as his residence, or (2) a unit in a dwelling  
1171 containing not more than four units if the owner actually maintains and  
1172 occupies one of such other units as his residence.]

1173 [(c)] (b) Nothing in this section limits the applicability of any  
1174 reasonable state statute or municipal ordinance restricting the  
1175 maximum number of persons permitted to occupy a dwelling.

1176 [(d)] (c) Nothing in this section prohibits a person engaged in the  
1177 business of furnishing appraisals of real property to take into  
1178 consideration factors other than sexual orientation or civil union status.

1179 [(e)] (d) Notwithstanding any other provision of this chapter,  
1180 complaints alleging a violation of this section shall be investigated  
1181 within one hundred days of filing and a final administrative disposition

1182 shall be made within one year of filing unless it is impracticable to do  
1183 so. If the Commission on Human Rights and Opportunities is unable to  
1184 complete its investigation or make a final administrative determination  
1185 within such time frames, it shall notify the complainant and the  
1186 respondent in writing of the reasons for not doing so.

1187 [(f)] (e) Any person who violates any provision of this section shall be  
1188 guilty of a class D misdemeanor.

1189 Sec. 525. Subsection (g) of section 22a-430 of the general statutes is  
1190 repealed and the following is substituted in lieu thereof (*Effective from*  
1191 *passage*):

1192 (g) The commissioner shall, by regulation adopted prior to October 1,  
1193 1977, establish and define categories of discharges [which] that  
1194 constitute household and small commercial subsurface sewage disposal  
1195 systems for which [he] the commissioner shall delegate to the  
1196 Commissioner of Public Health the authority to issue permits or  
1197 approvals and to hold public hearings in accordance with this section,  
1198 on and after said date. Not later than July 1, 2025, the commissioner shall  
1199 amend such regulations to establish and define categories of discharges  
1200 that constitute small community sewerage systems and household and  
1201 small commercial subsurface sewage disposal systems. The  
1202 Commissioner of Public Health shall, pursuant to section 19a-36,  
1203 establish minimum requirements for small community sewerage  
1204 systems and household and small commercial subsurface sewage  
1205 disposal systems and procedures for the issuance of such permits or  
1206 approvals by the local director of health or a sanitarian registered  
1207 pursuant to chapter 395. As used in this subsection, small community  
1208 sewerage systems and household and small commercial disposal  
1209 systems shall include those subsurface sewage disposal systems with a  
1210 capacity of [seven thousand five hundred] ten thousand gallons per day  
1211 or less. Notwithstanding any provision of the general statutes [or  
1212 regulations of Connecticut state agencies,] (1) the regulations adopted  
1213 by the commissioner pursuant to this subsection that are in effect as of  
1214 July 1, 2017, shall apply to household and small commercial subsurface

1215 sewage disposal systems with a capacity of seven thousand five  
1216 hundred gallons per day or less, and (2) the regulations adopted by the  
1217 commissioner pursuant to this subsection that are in effect as of July 1,  
1218 2025, shall apply to small community sewerage systems, household  
1219 systems and small commercial subsurface sewerage disposal systems  
1220 with a capacity of ten thousand gallons per day or less. Any permit  
1221 denied by the Commissioner of Public Health, or a director of health or  
1222 registered sanitarian shall be subject to hearing and appeal in the  
1223 manner provided in section 19a-229. Any permit granted by [said] the  
1224 Commissioner of Public Health, or a director of health or registered  
1225 sanitarian on or after October 1, 1977, shall be deemed equivalent to a  
1226 permit issued under subsection (b) of this section.

1227 Sec. 526. (NEW) (*Effective June 1, 2024*) (a) As used in this section:

1228 (1) "Commissioner" means the Commissioner of Housing.

1229 (2) "Eligible workforce housing opportunity development project" or  
1230 "project" means a project for the construction or substantial  
1231 rehabilitation of rental housing (A) located within an opportunity zone  
1232 in this state, (B) designated under subsection (e) of this section for  
1233 certain professions that work within the municipality in which the  
1234 project is located and for very low income families and individuals, and  
1235 (C) that may incorporate renewable energy technology and be transit-  
1236 oriented.

1237 (3) "Substantial rehabilitation" means either (A) the costs of any  
1238 repair, replacement or improvement to a building that exceeds twenty-  
1239 five per cent of the value of such building after the completion of all  
1240 such repairs, replacements or improvements, or (B) the replacement of  
1241 two or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall  
1242 or floor structures, (iv) foundations, (v) plumbing systems, (vi) heating  
1243 and air conditioning systems, or (vii) electrical systems.

1244 (4) "Opportunity zone" means an area designated as a qualified  
1245 opportunity zone pursuant to the Tax Cuts and Jobs Act of 2017, P.L.  
1246 115-97, as amended from time to time.



1247 (5) "Eligible developer" or "developer" means (A) a nonprofit  
1248 corporation; (B) any business corporation incorporated pursuant to  
1249 chapter 601 of the general statutes, (i) that has as one of its purposes the  
1250 construction, rehabilitation, ownership or operation of housing, and (ii)  
1251 either certified under this section or that has articles of incorporation  
1252 approved by the commissioner in accordance with regulations adopted  
1253 pursuant to section 8-79a or 8-84 of the general statutes; (C) any  
1254 partnership, limited partnership, limited liability partnership, joint  
1255 venture, trust, limited liability company or association, (i) that has as  
1256 one of its purposes the construction, rehabilitation, ownership or  
1257 operation of housing, and (ii) either certified under this section or that  
1258 has basic documents of organization approved by the commissioner in  
1259 accordance with regulations adopted pursuant to section 8-79a or 8-84  
1260 of the general statutes; (D) a housing authority; or (E) a municipal  
1261 developer.

1262 (6) "Authority" or "housing authority" means any of the public  
1263 corporations created by section 8-40 of the general statutes, and the  
1264 Connecticut Housing Authority when exercising the rights, powers,  
1265 duties or privileges of, or subject to the immunities or limitations of,  
1266 housing authorities pursuant to section 8-121 of the general statutes.

1267 (7) "Nonprofit corporation" means a nonprofit corporation  
1268 incorporated pursuant to chapter 602 of the general statutes or any  
1269 predecessor statutes thereto, that has as one of its purposes the  
1270 construction, rehabilitation, ownership or operation of housing and that  
1271 has articles of incorporation approved by the Commissioner of Housing  
1272 in accordance with regulations adopted pursuant to section 8-79a or 8-  
1273 84 of the general statutes or that is certified under this section.

1274 (8) "Municipal developer" means a municipality that has not declared  
1275 by resolution a need for a housing authority pursuant to section 8-40 of  
1276 the general statutes, acting by and through its legislative body.  
1277 "Municipal developer" means the board of selectmen if such board is  
1278 authorized to act as the municipal developer by the town meeting or  
1279 representative town meeting.

1280 (9) "Very low income families and individuals" means families or  
1281 individuals whose income is thirty per cent or less of the area median  
1282 income.

1283 (10) "Market rate" means the rental income that such property would  
1284 most probably command on the open market as indicated by current  
1285 rentals in the opportunity zone being paid for comparable space.

1286 (b) There is established a workforce housing opportunity  
1287 development program to be administered by the Department of  
1288 Housing under which individuals or entities who make cash  
1289 contributions to an eligible developer for an eligible workforce housing  
1290 opportunity development project located in a federally designated  
1291 opportunity zone may be allowed a credit against the tax due under  
1292 chapter 208 or 229 of the general statutes in an amount equal to the  
1293 amount specified by the commissioner under this section. Any  
1294 developer of a workforce housing opportunity development project  
1295 shall be allowed an exemption from any fees under section 29-263 of the  
1296 general statutes, as amended by this act, and any eligible workforce  
1297 housing opportunity development project shall be assessed using the  
1298 capitalization of net income method under subsection (b) of section 12-  
1299 63b of the general statutes, as amended by this act.

1300 (c) The Commissioner of Housing shall determine eligibility criteria  
1301 for such program and establish an application process for the program.  
1302 The Department of Housing shall commence accepting applications for  
1303 such program not later than January 1, 2025. A developer may apply to  
1304 the Department of Housing for certification as a developer qualified to  
1305 receive cash investments eligible for a tax credit pursuant to this section  
1306 in a manner and form prescribed by the commissioner. To the extent  
1307 feasible, any eligible workforce housing opportunity development  
1308 project shall incorporate renewable energy or other technology in order  
1309 to lower utility costs for the tenants and be transit-oriented. Any eligible  
1310 workforce housing opportunity development project once constructed  
1311 or substantially rehabilitated shall be rented as follows: (1) Forty per  
1312 cent of the units shall be rented at the market rate, (2) fifty per cent of

1313 the units shall be rented to the workforce population designated under  
1314 subsection (e) of this section, where such unit is rented to a member of  
1315 such workforce population whose income is not more than sixty per  
1316 cent of the area median income, and (3) ten per cent of the units shall be  
1317 rented to families or individuals of very low income receiving rental  
1318 assistance under chapter 128 or 319uu of the general statutes or 42 USC  
1319 1437f, as amended from time to time. The program shall provide for a  
1320 method of selecting persons satisfying such income criteria to rent such  
1321 units of housing from among a pool of applicants, which method shall  
1322 not discriminate on the basis of race, creed, color, national origin,  
1323 ancestry, sex, gender identity or expression, age or physical or  
1324 intellectual disability.

1325 (d) A workforce housing opportunity development project shall be  
1326 scheduled for completion not more than three years after the date of  
1327 approval by the Department of Housing. Each developer of a workforce  
1328 housing opportunity development project shall submit to the  
1329 commissioner quarterly progress reports and a final report upon  
1330 completion, in a manner and form prescribed by the commissioner. If a  
1331 workforce housing opportunity development project fails to be  
1332 completed on or before three years from the date of approval of such  
1333 project, or at any time the commissioner determines that a project is  
1334 unlikely to be completed, the commissioner may request the Attorney  
1335 General to reclaim any remaining funds contributed to the project by  
1336 individuals or entities under subsection (b) of this section and, upon  
1337 receipt of any such remaining funds, the commissioner shall reallocate  
1338 such funds to another eligible project.

1339 (e) The developer shall obtain the approval of the zoning commission,  
1340 as defined in section 8-13m of the general statutes, of the municipality  
1341 and of any other applicable municipal agency for the proposed  
1342 workforce housing opportunity development project. After all such  
1343 approvals are granted, the municipality may, not later than thirty days  
1344 after such approval, by vote of its legislative body or, in a municipality  
1345 where the legislative body is a town meeting, by vote of the board of  
1346 selectmen, designate the workforce population that forty per cent of the

1347 project shall be dedicated to. Such designation may include volunteer  
1348 firefighters, teachers, police officers, emergency medical personnel or  
1349 other professions of persons working in the municipality. If the  
1350 municipality does not vote within such time period, the developer shall  
1351 designate the workforce population.

1352 (f) For taxable income years commencing on or after January 1, 2025,  
1353 the Commissioner of Revenue Services shall grant a credit against the  
1354 tax imposed under chapter 208 or 229 of the general statutes, other than  
1355 the liability imposed by section 12-707 of the general statutes, in an  
1356 amount equal to the amount specified by the Commissioner of Housing  
1357 in a tax credit voucher issued by the Commissioner of Housing pursuant  
1358 to subsection (g) of this section.

1359 (g) (1) The Commissioner of Housing shall administer a system of tax  
1360 credit vouchers within the resources, requirements and purposes of this  
1361 section, for individuals and entities making cash contributions to an  
1362 eligible developer for an eligible workforce housing opportunity  
1363 development project. Such voucher may be used as a credit against the  
1364 tax to which such individual or entity is subject under chapter 208 or 229  
1365 of the general statutes, other than the liability imposed by section 12-707  
1366 of the general statutes.

1367 (2) In no event shall the total amount of all tax credits allowed to all  
1368 individuals or entities pursuant to the provisions of this section exceed  
1369 five million dollars in any one fiscal year.

1370 (3) No tax credit shall be granted to any individual or entity for any  
1371 individual amount contributed of less than two hundred fifty dollars.

1372 (4) Any tax credit not used in the taxable income year during which  
1373 the cash contribution was made may be carried forward or backward  
1374 for the five immediately succeeding or preceding taxable or income  
1375 years until the full credit has been allowed.

1376 (5) If an entity claiming a credit under this section is an S corporation  
1377 or an entity treated as a partnership for federal income tax purposes, the

1378 credit may be claimed by the entity's shareholders or partners. If the  
1379 entity is a single member limited liability company that is disregarded  
1380 as an entity separate from its owner, the credit may be claimed by such  
1381 limited liability company's owner, provided such owner is subject to the  
1382 tax imposed under chapter 208 or 229 of the general statutes.

1383 (h) The Commissioner of Housing shall adopt regulations, in  
1384 accordance with the provisions of chapter 54 of the general statutes, to  
1385 implement the provisions of this section, including, but not limited to,  
1386 the conditions for certification of a developer applying for assistance  
1387 under this section.

1388 Sec. 527. Section 12-63b of the general statutes is repealed and the  
1389 following is substituted in lieu thereof (*Effective June 1, 2024, and*  
1390 *applicable to assessment years commencing on or after June 1, 2024*):

1391 (a) The assessor or board of assessors in any town, at any time, when  
1392 determining the present true and actual value of real property as  
1393 provided in section 12-63, which property is used primarily for the  
1394 purpose of producing rental income, exclusive of such property used  
1395 solely for residential purposes, containing not more than six dwelling  
1396 units and in which the owner resides, shall determine such value on the  
1397 basis of an appraisal which shall include to the extent applicable with  
1398 respect to such property, consideration of each of the following methods  
1399 of appraisal: (1) Replacement cost less depreciation, plus the market  
1400 value of the land, (2) capitalization of net income based on market rent  
1401 for similar property, and (3) a sales comparison approach based on  
1402 current bona fide sales of comparable property. The provisions of this  
1403 section shall not be applicable with respect to any housing assisted by  
1404 the federal or state government except any such housing for which the  
1405 federal assistance directly related to rent for each unit in such housing  
1406 is no less than the difference between the fair market rent for each such  
1407 unit in the applicable area and the amount of rent payable by the tenant  
1408 in each such unit, as determined under the federal program providing  
1409 for such assistance.

1410 (b) In the case of an eligible workforce housing opportunity  
1411 development project, as defined in section 526 of this act, the assessor  
1412 shall use the capitalization of net income method based on the actual  
1413 rent received for the property.

1414 [(b)] (c) For purposes of subdivision (2) of subsection (a) of this  
1415 section and, generally, in its use as a factor in any appraisal with respect  
1416 to real property used primarily for the purpose of producing rental  
1417 income, the term "market rent" means the rental income that such  
1418 property would most probably command on the open market as  
1419 indicated by present rentals being paid for comparable space. In  
1420 determining market rent the assessor shall consider the actual rental  
1421 income applicable with respect to such real property under the terms of  
1422 an existing contract of lease at the time of such determination.

1423 Sec. 528. Section 8-395 of the general statutes is repealed and the  
1424 following is substituted in lieu thereof (*Effective June 1, 2024*):

1425 (a) As used in this section, (1) "business firm" means any business  
1426 entity authorized to do business in the state and subject to the  
1427 corporation business tax imposed under chapter 208, or any company  
1428 subject to a tax imposed under chapter 207, or any air carrier subject to  
1429 the air carriers tax imposed under chapter 209, or any railroad company  
1430 subject to the railroad companies tax imposed under chapter 210, or any  
1431 regulated telecommunications service, express, cable or community  
1432 antenna television company subject to the regulated  
1433 telecommunications service, express, cable and community antenna  
1434 television companies tax imposed under chapter 211, or any utility  
1435 company subject to the utility companies tax imposed under chapter  
1436 212, [and] (2) "nonprofit corporation" means a nonprofit corporation  
1437 incorporated pursuant to chapter 602 or any predecessor statutes  
1438 thereto, having as one of its purposes the construction, rehabilitation,  
1439 ownership or operation of housing and having articles of incorporation  
1440 approved by the executive director of the Connecticut Housing Finance  
1441 Authority in accordance with regulations adopted pursuant to section  
1442 8-79a or 8-84, (3) "workforce housing development project" or "project"

1443 means the construction or substantial rehabilitation of dwelling units for  
1444 rental housing where (A) ten per cent of the units are affordable  
1445 housing, (B) forty per cent of the units are rented to the workforce  
1446 population designated by the developer, in consultation with the  
1447 municipality where such project is located, and (C) fifty per cent of the  
1448 units are rented at a market rate and includes, but is not limited to, an  
1449 eligible workforce housing opportunity development project, as defined  
1450 in section 526 of this act, (4) "affordable housing" means rental housing  
1451 for which persons and families pay thirty per cent or less of their annual  
1452 income, where such income is less than or equal to the area median  
1453 income for the municipality in which such housing is located, as  
1454 determined by the United States Department of Housing and Urban  
1455 Development, (5) "substantial rehabilitation" means either (A) the costs  
1456 of any repair, replacement or improvement to a building that exceeds  
1457 twenty-five per cent of the value of such building after the completion  
1458 of all such repairs, replacements or improvements, or (B) the  
1459 replacement of two or more of the following: (i) Roof structures, (ii)  
1460 ceilings, (iii) wall or floor structures, (iv) foundations, (v) plumbing  
1461 systems, (vi) heating and air conditioning systems, or (vii) electrical  
1462 systems, and (6) "market rate" means the rental income that such unit  
1463 would most probably command on the open market as indicated by  
1464 present rentals being paid for comparable space in the area where the  
1465 unit is located.

1466 (b) The Commissioner of Revenue Services shall grant a credit against  
1467 [any] the tax [due] imposed under [the provisions of] chapter 207, 208,  
1468 209, 210, 211 or 212 in an amount equal to the amount specified by the  
1469 Connecticut Housing Finance Authority in any tax credit voucher  
1470 issued by said authority pursuant to subsection (c) of this section.

1471 (c) The Connecticut Housing Finance Authority shall administer a  
1472 system of tax credit vouchers within the resources, requirements and  
1473 purposes of this section, for business firms making cash contributions to  
1474 housing programs developed, sponsored or managed by a nonprofit  
1475 corporation, as defined in subsection (a) of this section, which benefit  
1476 low and moderate income persons or families which have been

1477 approved prior to the date of any such cash contribution by the  
1478 authority, including, but not limited to, contributions for a workforce  
1479 housing development project. Such vouchers may be used as a credit  
1480 against any of the taxes to which such business firm is subject and which  
1481 are enumerated in subsection (b) of this section. For taxable or income  
1482 years commencing on or after January 1, 1998, to be eligible for approval  
1483 a housing program shall be scheduled for completion not more than  
1484 three years from the date of approval. For taxable or income years  
1485 commencing on or after January 1, 2024, to be eligible for approval, a  
1486 workforce housing development project shall be scheduled for  
1487 completion not more than three years from the date of approval. Each  
1488 program or developer of a workforce housing development project shall  
1489 submit to the authority quarterly progress reports and a final report  
1490 upon completion, in a manner and form prescribed by the authority. If  
1491 a program or workforce housing development project fails to be  
1492 completed [after] on or before three years from the date of approval of  
1493 the project, or at any time the authority determines that a program or  
1494 project is unlikely to be completed, the authority may reclaim any  
1495 remaining funds contributed by business firms and reallocate such  
1496 funds to another eligible program or project.

1497 (d) No business firm shall receive a credit pursuant to both this  
1498 section and chapter 228a in relation to the same cash contribution.

1499 (e) Nothing in this section shall be construed to prevent two or more  
1500 business firms from participating jointly in one or more programs or  
1501 projects under the provisions of this section. Such joint programs or  
1502 projects shall be submitted, and acted upon, as a single program or  
1503 project by the business firms involved.

1504 (f) No tax credit shall be granted to any business firm for any  
1505 individual amount contributed of less than two hundred fifty dollars.

1506 (g) Any tax credit not used in the [period] taxable income year during  
1507 which the cash contribution was made may be carried forward or  
1508 backward for the five immediately succeeding or preceding taxable or



1509 income years until the full credit has been allowed.

1510 (h) In no event shall the total amount of all tax credits allowed to all  
1511 business firms pursuant to the provisions of this section exceed ten  
1512 million dollars in any one fiscal year, provided, each year until the date  
1513 sixty days after the date the Connecticut Housing Finance Authority  
1514 publishes the list of housing programs or workforce housing  
1515 development projects that will receive tax credit reservations, two  
1516 million dollars of the total amount of all tax credits under this section  
1517 shall be set aside for permanent supportive housing initiatives  
1518 established pursuant to section 17a-485c, and one million dollars of the  
1519 total amount of all tax credits under this section shall be set aside for  
1520 workforce housing, as defined by the Connecticut Housing Finance  
1521 Authority through written procedures adopted pursuant to subsection  
1522 (k) of this section. Each year, on or after the date sixty days after the date  
1523 the Connecticut Housing Finance Authority publishes the list of  
1524 housing programs or projects that will receive tax credit reservations,  
1525 any unused portion of such tax credits shall become available for any  
1526 housing program or project eligible for tax credits pursuant to this  
1527 section.

1528 (i) No organization conducting a housing program or [programs]  
1529 project eligible for funding with respect to which tax credits may be  
1530 allowed under this section shall be allowed to receive an aggregate  
1531 amount of such funding for any such program or [programs] project in  
1532 excess of five hundred thousand dollars for any fiscal year.

1533 (j) Nothing in this section shall be construed to prevent a business  
1534 firm from making any cash contribution to a housing program or project  
1535 to which tax credits may be applied which cash contribution may result  
1536 in the business firm having a limited equity interest in the program or  
1537 project.

1538 (k) The Connecticut Housing Finance Authority, with the approval of  
1539 the Commissioner of Revenue Services, shall adopt written procedures  
1540 in accordance with section 1-121 to implement the provisions of this

1541 section. Such procedures shall include provisions for issuing tax credit  
1542 vouchers for cash contributions to housing programs or projects based  
1543 on a system of ranking housing programs. In establishing such ranking  
1544 system, the authority shall consider the following: (1) The readiness of  
1545 the project to be built; (2) use of the funds to build or rehabilitate a  
1546 specific housing project or to capitalize a revolving loan fund providing  
1547 low-cost loans for housing construction, repair or rehabilitation to  
1548 benefit persons of very low, low and moderate income; (3) the extent the  
1549 project will benefit families at or below twenty-five per cent of the area  
1550 median income and families with incomes between twenty-five per cent  
1551 and fifty per cent of the area median income, as defined by the United  
1552 States Department of Housing and Urban Development; (4) evidence of  
1553 the general administrative capability of the nonprofit corporation to  
1554 build or rehabilitate housing; (5) evidence that any funds received by  
1555 the nonprofit corporation for which a voucher was issued were used to  
1556 accomplish the goals set forth in the application; and (6) with respect to  
1557 any income year commencing on or after January 1, 1998: (A) Use of the  
1558 funds to provide housing opportunities in urban areas and the impact  
1559 of such funds on neighborhood revitalization; and (B) the extent to  
1560 which tax credit funds are leveraged by other funds.

1561 (l) Vouchers issued or reserved by the Department of Housing under  
1562 the provisions of this section prior to July 1, 1995, shall be valid on and  
1563 after July 1, 1995, to the same extent as they would be valid under the  
1564 provisions of this section in effect on June 30, 1995.

1565 (m) The credit which is sought by the business firm shall first be  
1566 claimed on the tax return for such business firm's taxable income or year  
1567 during which the cash contribution to which the tax credit voucher  
1568 relates was paid.

1569 Sec. 529. Section 29-263 of the general statutes is repealed and the  
1570 following is substituted in lieu thereof (*Effective June 1, 2024*):

1571 (a) Except as provided in subsection (h) of section 29-252a and the  
1572 State Building Code adopted pursuant to subsection (a) of section 29-

1573 252, after October 1, 1970, no building or structure shall be constructed  
1574 or altered until an application has been filed with the building official  
1575 and a permit issued. Such application shall be filed in person, by mail or  
1576 electronic mail, in a manner prescribed by the building official. Such  
1577 permit shall be issued or refused, in whole or in part, within thirty days  
1578 after the date of an application. No permit shall be issued except upon  
1579 application of the owner of the premises affected or the owner's  
1580 authorized agent. No permit shall be issued to a contractor who is  
1581 required to be registered pursuant to chapter 400, for work to be  
1582 performed by such contractor, unless the name, business address and  
1583 Department of Consumer Protection registration number of such  
1584 contractor is clearly marked on the application for the permit, and the  
1585 contractor has presented such contractor's certificate of registration as a  
1586 home improvement contractor. Prior to the issuance of a permit and  
1587 within said thirty-day period, the building official shall review the plans  
1588 of buildings or structures to be constructed or altered, including, but not  
1589 limited to, plans prepared by an architect licensed pursuant to chapter  
1590 390, a professional engineer licensed pursuant to chapter 391 or an  
1591 interior designer registered pursuant to chapter 396a acting within the  
1592 scope of such license or registration, to determine their compliance with  
1593 the requirements of the State Building Code and, where applicable, the  
1594 local fire marshal shall review such plans to determine their compliance  
1595 with the Fire Safety Code. Such plans submitted for review shall be in  
1596 substantial compliance with the provisions of the State Building Code  
1597 and, where applicable, with the provisions of the Fire Safety Code.

1598 (b) On and after July 1, 1999, the building official shall assess an  
1599 education fee on each building permit application. During the fiscal year  
1600 commencing July 1, 1999, the amount of such fee shall be sixteen cents  
1601 per one thousand dollars of construction value as declared on the  
1602 building permit application and the building official shall remit such  
1603 fees quarterly to the Department of Administrative Services, for deposit  
1604 in the General Fund. Upon deposit in the General Fund, the amount of  
1605 such fees shall be credited to the appropriation to the Department of  
1606 Administrative Services and shall be used for the code training and

1607 educational programs established pursuant to section 29-251c and the  
1608 educational programs required in subsections (a) and (b) of section 29-  
1609 262. On and after July 1, 2000, the assessment shall be made in  
1610 accordance with regulations adopted pursuant to subsection (d) of  
1611 section 29-251c. All fees collected pursuant to this subsection shall be  
1612 maintained in a separate account by the local building department.  
1613 During the fiscal year commencing July 1, 1999, the local building  
1614 department may retain two per cent of such fees for administrative costs  
1615 incurred in collecting such fees and maintaining such account. On and  
1616 after July 1, 2000, the portion of such fees which may be retained by a  
1617 local building department shall be determined in accordance with  
1618 regulations adopted pursuant to subsection (d) of section 29-251c. No  
1619 building official shall assess such education fee on a building permit  
1620 application to repair or replace a concrete foundation that has  
1621 deteriorated due to the presence of pyrrhotite.

1622 (c) Any municipality may, by ordinance adopted by its legislative  
1623 body, exempt Class I renewable energy source projects from payment  
1624 of building permit fees imposed by the municipality.

1625 (d) Notwithstanding any municipal charter, home rule ordinance or  
1626 special act, no municipality shall collect an application fee on a building  
1627 permit application to repair or replace a concrete foundation that has  
1628 deteriorated due to the presence of pyrrhotite.

1629 (e) Notwithstanding any municipal charter, home rule ordinance or  
1630 special act, no municipality shall collect any fee for a building permit  
1631 application for the construction or substantial rehabilitation of (1) an  
1632 eligible workforce housing opportunity development project, as defined  
1633 in section 526 of this act, or (2) a workforce housing development  
1634 project, as defined in section 8-395, as amended by this act.

1635 Sec. 530. (NEW) *(Effective June 1, 2024, and applicable to assessment years*  
1636 *commencing on or after June 1, 2024)* The legislative body of any  
1637 municipality or, in a municipality where the legislative body is a town  
1638 meeting, the board of selectmen may, by ordinance, exempt from real

1639 property tax any workforce housing development project, as defined in  
1640 section 8-395 of the general statutes, as amended by this act, to the extent  
1641 of seventy per cent of its valuation for purposes of assessment in each  
1642 of the seven full assessment years following the assessment year in  
1643 which the construction or substantial rehabilitation, as defined in  
1644 section 8-395 of the general statutes, as amended by this act, is  
1645 completed.

1646 Sec. 531. (NEW) (*Effective June 1, 2024*) (a) Beginning with the fiscal  
1647 year commencing July 1, 2025, the Secretary of the Office of Policy and  
1648 Management shall pay a state grant in lieu of taxes to any municipality  
1649 that has opted to partially exempt from real property tax a workforce  
1650 housing development project under section 530 of this act and  
1651 submitted an application for such grant. A municipality shall apply for  
1652 such grant annually on a form and in a manner prescribed by the  
1653 secretary. On or before January first, annually, the Secretary of the Office  
1654 of Policy and Management shall determine the amount due to such  
1655 municipality, in accordance with this section.

1656 (b) Any grant payable to any municipality that applies for a grant  
1657 under the provisions of this section shall be equal to seventy per cent of  
1658 the property taxes that, except for any exemption applicable to any such  
1659 housing authority property under the provisions of chapter 128 of the  
1660 general statutes, would have been paid with respect to such exempt real  
1661 property on the assessment list in such municipality for the assessment  
1662 date two years prior to the commencement of the state fiscal year in  
1663 which such grant is payable, for a maximum of seven assessment years.  
1664 The amount of the grant payable to each municipality in any year in  
1665 accordance with this section shall be reduced proportionately in the  
1666 event that the total of such grants in such year exceeds the amount  
1667 appropriated for the purposes of this section with respect to such year.

1668 Sec. 532. (NEW) (*Effective June 1, 2024*) The Connecticut Housing  
1669 Finance Authority shall develop and administer a program of mortgage  
1670 assistance for (1) developers for the construction or substantial  
1671 rehabilitation of eligible workforce housing opportunity development

1672 projects, as defined in section 526 of this act, and (2) developers for the  
1673 construction or substantial rehabilitation of workforce housing  
1674 development projects, as defined in section 8-395 of the general statutes,  
1675 as amended by this act. In making mortgage assistance available under  
1676 the program, the authority shall utilize any appropriate housing  
1677 subsidies.

1678 Sec. 533. (*Effective from passage*) The Department of Housing shall,  
1679 within available appropriations, conduct a study on methods to (1)  
1680 increase housing options for apprentices and other newly hired  
1681 employees, and (2) enable such apprentices and other newly hired  
1682 employees to reside in the municipalities in which they work. Not later  
1683 than January 1, 2024, the Commissioner of Housing shall submit a  
1684 report, in accordance with the provisions of section 11-4a of the general  
1685 statutes, to the joint standing committee of the General Assembly  
1686 having cognizance of matters relating to housing. Such report shall  
1687 include recommendations on methods to increase such housing options  
1688 and any legislation necessary to implement such recommendations.

1689 Sec. 534. (NEW) (*Effective from passage*) (a) There is established the  
1690 majority leaders' roundtable group on affordable housing. The group  
1691 shall study (1) existing affordable housing policies, programs and  
1692 initiatives in the state, (2) the potential conversion of state properties  
1693 into affordable housing developments, (3) successful models and best  
1694 practices from other states or regions to inform potential policy  
1695 recommendations, (4) the potential conversion of commercial properties  
1696 such as hotels, malls and office buildings into residential buildings, and  
1697 (5) any other topics related to the promotion and development of  
1698 affordable housing in the state.

1699 (b) The roundtable group shall consist of the following members:

1700 (1) The cochairs and ranking members of the joint standing  
1701 committees of the General Assembly having cognizance of matters  
1702 relating to housing and planning and development;

1703 (2) The majority leader of the Senate;

- 1704 (3) The majority leader of the House of Representatives;
- 1705 (4) Three appointed by the majority leader of the House of  
1706 Representatives, one of whom has expertise in public housing, one of  
1707 whom represents a regional council of governments, and one of whom  
1708 represents a business advocacy organization or regional chamber of  
1709 commerce;
- 1710 (5) Three appointed by the majority leader of the Senate, one of whom  
1711 has expertise in regional planning, one of whom has expertise in local  
1712 planning and zoning, and one of whom has expertise in housing  
1713 development.
- 1714 (6) The Commissioner of Administrative Services, or the  
1715 commissioner's designee;
- 1716 (7) The Commissioner of Housing, or the commissioner's designee;
- 1717 (8) The Commissioner of Economic and Community Development,  
1718 or the commissioner's designee;
- 1719 (9) The Commissioner of Transportation, or the commissioner's  
1720 designee;
- 1721 (10) The Responsible Growth Coordinator, or the coordinator's  
1722 designee;
- 1723 (11) The executive director of the Connecticut Housing Finance  
1724 Authority, or the executive director's designee;
- 1725 (12) A representative of the Connecticut Conference of  
1726 Municipalities; and
- 1727 (13) A representative of the Connecticut Council of Small Towns.
- 1728 (c) Any member of the roundtable group appointed under  
1729 subdivision (1), (2), (3) or (4) of subsection (b) of this section may be a  
1730 member of the General Assembly.

1731 (d) All initial appointments to the roundtable group shall be made  
1732 not later than thirty days after the effective date of this section. Any  
1733 vacancy shall be filled by the appointing authority.

1734 (e) The majority leader of the Senate and the majority leader of the  
1735 House of Representatives shall be the chairpersons for the roundtable  
1736 group. The chairpersons shall schedule the first meeting of the  
1737 roundtable group, which shall be held not later than sixty days after the  
1738 effective date of this section.

1739 (f) The administrative staff of the joint standing committee of the  
1740 General Assembly having cognizance of matters relating to housing  
1741 shall serve as administrative staff of the roundtable group.

1742 (g) Not later than January 1, 2024, and annually on January first  
1743 thereafter, the roundtable group shall submit a report on its findings  
1744 and recommendations to the joint standing committee of the General  
1745 Assembly having cognizance of matters relating to housing, in  
1746 accordance with the provisions of section 11-4a of the general statutes.

1747 Sec. 535. Section 8-336q of the general statutes is repealed and the  
1748 following is substituted in lieu thereof (*Effective October 1, 2023*):

1749 (a) The commissioner, in consultation with the Treasurer, the  
1750 Secretary of the Office of Policy and Management and the Connecticut  
1751 Housing Finance Authority, [and after consideration of the  
1752 recommendations of the committee established by subsection (b) of this  
1753 section,] shall establish regulations and criteria for rating various  
1754 proposals for funds under the Housing Trust Fund program. The  
1755 regulations shall be adopted pursuant to chapter 54 and posted on the  
1756 department's web site.

1757 [(b) There shall be a Housing Trust Fund Program Advisory  
1758 Committee. Said committee shall meet at least semiannually and shall  
1759 advise the commissioner on (1) the administration, management and  
1760 objectives of the Housing Trust Fund program; and (2) the development  
1761 of regulations, procedures and rating criteria for the program. The



1762 committee shall be appointed by the commissioner, in consultation with  
1763 the Treasurer and the secretary and shall include the chairpersons and  
1764 ranking members of the joint standing committee of the General  
1765 Assembly having cognizance of matters relating to planning and  
1766 development, and the joint standing committee of the General  
1767 Assembly having cognizance of matters relating to housing and  
1768 representatives from each of the following: (A) The nonprofit housing  
1769 development community; (B) the for-profit housing development  
1770 community; (C) a housing authority; (D) a community development  
1771 financial institution; (E) the Connecticut Housing Finance Authority; (F)  
1772 a state-wide housing organization; (G) an elected or appointed official  
1773 of a municipality with a population of less than fifty thousand; (H) an  
1774 elected or appointed official of a municipality with a population  
1775 between fifty thousand and one hundred thousand; (I) an elected or  
1776 appointed official of a municipality with a population in excess of one  
1777 hundred thousand; and (J) the employers of the state, which may be  
1778 satisfied by the appointment of a representative from a state business  
1779 and industry association or regional chambers of commerce.]

1780 [(c)] (b) The commissioner may adopt regulations, in accordance with  
1781 the provisions of chapter 54, to carry out the provisions of sections 8-  
1782 336m to 8-336q, inclusive, as amended by this act.

1783 [(d)] (c) The commissioner may request, inspect and audit reports,  
1784 books and records and any other financial or project-related information  
1785 with respect to eligible applicants that receive financial assistance,  
1786 including, without limitation, resident or employment information,  
1787 financial and operating statements and audits. The commissioner may  
1788 investigate the accuracy and completeness of such reports, books and  
1789 records.

1790 [(e)] (d) Whenever financial assistance is provided pursuant to  
1791 section 8-336p, the commissioner may take all reasonable steps and  
1792 exercise all available remedies necessary or desirable to protect the  
1793 obligations or interests of the state, including, but not limited to,  
1794 amending any term or condition of a contract or agreement, provided

1795 such amendment is allowed or agreed to pursuant to such contract or  
1796 agreement, or purchasing or redeeming, pursuant to foreclosure  
1797 proceedings, bankruptcy proceedings or in other judicial proceedings,  
1798 any property on which such commissioner or the department holds a  
1799 mortgage or other lien, or in which the commissioner or the department  
1800 has an interest.

1801 Sec. 536. Subsection (d) of section 47a-21 of the general statutes is  
1802 repealed and the following is substituted in lieu thereof (*Effective October*  
1803 *1, 2023*):

1804 (d) (1) Not later than the time specified in subdivision (2) of this  
1805 subsection, the person who is the landlord at the time a tenancy is  
1806 terminated, other than a rent receiver, shall pay to the tenant or former  
1807 tenant: (A) The amount of any security deposit that was deposited by  
1808 the tenant with the person who was landlord at the time such security  
1809 deposit was deposited less the value of any damages that any person  
1810 who was a landlord of such premises at any time during the tenancy of  
1811 such tenant has suffered as a result of such tenant's failure to comply  
1812 with such tenant's obligations; and (B) any accrued interest. If the  
1813 landlord at the time of termination of a tenancy is a rent receiver, such  
1814 rent receiver shall return security deposits in accordance with the  
1815 provisions of subdivision (3) of this subsection.

1816 (2) Upon termination of a tenancy, any tenant may notify the landlord  
1817 in writing of such tenant's forwarding address. Not later than [thirty]  
1818 twenty-one days after termination of a tenancy or fifteen days after  
1819 receiving written notification of such tenant's forwarding address,  
1820 whichever is later, each landlord other than a rent receiver shall deliver  
1821 to the tenant or former tenant at such forwarding address either (A) the  
1822 full amount of the security deposit paid by such tenant plus accrued  
1823 interest, or (B) the balance of such security deposit and accrued interest  
1824 after deduction for any damages suffered by such landlord by reason of  
1825 such tenant's failure to comply with such tenant's obligations, together  
1826 with a written statement itemizing the nature and amount of such  
1827 damages. Any landlord who violates any provision of this subsection

1828 shall be liable for twice the amount of any security deposit paid by such  
1829 tenant, except that, if the only violation is the failure to deliver the  
1830 accrued interest, such landlord shall be liable for ten dollars or twice the  
1831 amount of the accrued interest, whichever is greater.

1832 (3) (A) Any receiver who is authorized by a court to return security  
1833 deposits and to inspect the premises of any tenant shall pay security  
1834 deposits and accrued interest in accordance with the provisions of  
1835 subdivisions (1) and (2) of this subsection from the operating income of  
1836 such receivership to the extent that any such payments exceed the  
1837 amount in any escrow accounts for such tenants. (B) Any rent receiver  
1838 shall present any claim by any tenant for return of a security deposit to  
1839 the court which authorized the rent receiver. Such court shall determine  
1840 the validity of any such claim and shall direct such rent receiver to pay  
1841 from the escrow account or from the operating income of such property  
1842 the amount due such tenant as determined by such court.

1843 Sec. 537. Subsection (i) of section 47a-21 of the general statutes is  
1844 repealed and the following is substituted in lieu thereof (*Effective October*  
1845 *1, 2023*):

1846 (i) On and after July 1, 1993, each landlord other than a landlord of a  
1847 residential unit in any building owned or controlled by any educational  
1848 institution and used by such institution for the purpose of housing  
1849 students of such institution and their families, and each landlord or  
1850 owner of a mobile manufactured home or of a mobile manufactured  
1851 home space or lot or park, as such terms are defined in subdivisions (1),  
1852 (2) and (3) of section 21-64, shall pay interest on each security deposit  
1853 received by such landlord at a rate of not less than the average rate paid,  
1854 as of December 30, 1992, on savings deposits by insured commercial  
1855 banks as published in the Federal Reserve Board Bulletin rounded to the  
1856 nearest one-tenth of one percentage point, except in no event shall the  
1857 rate be less than one and one-half per cent. On and after January 1, 1994,  
1858 the rate for each calendar year shall be not less than the deposit index,  
1859 determined under this section as it was in effect during such year. On  
1860 and after January 1, 2012, the rate for each calendar year shall be not less

1861 than the deposit index, as defined in section 36a-26, for that year. On the  
1862 anniversary date of the tenancy and annually thereafter, such interest  
1863 shall be paid to the tenant or resident or credited toward the next rental  
1864 payment due from the tenant or resident, as the landlord or owner shall  
1865 determine. If the tenancy is terminated before the anniversary date of  
1866 such tenancy, or if the landlord or owner returns all or part of a security  
1867 deposit prior to termination of the tenancy, the landlord or owner shall  
1868 pay the accrued interest to the tenant or resident not later than [thirty]  
1869 twenty-one days after such termination or return. Interest shall not be  
1870 paid to a tenant for any month in which the tenant has been delinquent  
1871 for more than ten days in the payment of any monthly rent, unless the  
1872 landlord imposes a late charge for such delinquency. No landlord shall  
1873 increase the rent due from a tenant because of the requirement that the  
1874 landlord pay on interest the security deposit.

1875 Sec. 538. Section 8-45 of the general statutes is repealed and the  
1876 following is substituted in lieu thereof (*Effective October 1, 2023*):

1877 (a) Each housing authority shall manage and operate its housing  
1878 projects in an efficient manner so as to enable it to fix the rentals for  
1879 dwelling accommodations at the lowest possible rates consistent with  
1880 providing decent, safe and sanitary dwelling accommodations, and no  
1881 housing authority shall construct or operate any such project for profit  
1882 or as a source of revenue to the municipality. [To this end an] An  
1883 authority shall fix the rentals for dwelling in its projects at no higher  
1884 rates than it finds to be necessary in order to produce revenues which,  
1885 together with all other available money, revenues, income and receipts  
1886 of the authority from whatever sources derived, will be sufficient [(a)]  
1887 (1) to pay, as the same become due, the principal and interest on the  
1888 bonds of the authority; [(b)] (2) to meet the cost of, and to provide for,  
1889 maintaining and operating the projects, including the cost of any  
1890 insurance, and the administrative expenses of the authority; and [(c)] (3)  
1891 to create, during not less than six years immediately succeeding its  
1892 issuance of any bonds, a reserve sufficient to meet the largest principal  
1893 and interest payments which will be due on such bonds in any one year  
1894 thereafter and to maintain such reserve.

1895       **(b)** In the operation or management of housing projects an authority  
1896 shall, at all times, rent or lease the dwelling accommodations therein at  
1897 rentals within the financial reach of families of low income. The  
1898 authority, subject to approval by the Commissioner of Housing, shall fix  
1899 maximum income limits for the admission and for the continued  
1900 occupancy of families in such housing, provided such maximum income  
1901 limits and all revisions thereof for housing projects operated pursuant  
1902 to any contract with any agency of the federal government shall be  
1903 subject to the prior approval of such federal agency. The [Commissioner  
1904 of Housing] commissioner shall define the income of a family to provide  
1905 the basis for determining eligibility for the admission and for the  
1906 continued occupancy of families under the maximum income limits  
1907 fixed and approved. The definition of family income [,] by the  
1908 [Commissioner of Housing,] commissioner may provide for the  
1909 exclusion of all or part of the income of family members which, in the  
1910 judgment of [said] the commissioner, is not generally available to meet  
1911 the cost of basic living needs of the family.

1912       **(c)** Any housing authority administering a tenant-based rental  
1913 assistance program, such as the federal Housing Choice Voucher  
1914 program, shall, not later than thirty days after setting or updating the  
1915 payment standard, as defined in 24 CFR 982.4, or any similar maximum  
1916 monthly assistance payment for a dwelling accommodation, post such  
1917 payment standard in a prominent and publicly accessible location on its  
1918 Internet web site or the Internet web site of the municipality in which  
1919 such authority is located. Such posting shall include (1) a disclaimer  
1920 alerting program participants that the maximum allowable payment  
1921 standard may not be applied in full to the actual rental rate paid by the  
1922 applicant in certain circumstances, and (2) any rules or regulations  
1923 adopted by such authority regarding such rental assistance programs.

1924       **(d)** Not later than January 1, 2024, the Commissioner of Housing, in  
1925 consultation with the housing authorities of the state, shall develop a  
1926 common rental application that may be used by any such housing  
1927 authority.

1928       (e) No housing authority shall refuse to rent any dwelling  
1929 accommodation to an otherwise qualified applicant on the ground that  
1930 one or more of the proposed occupants are children born out of  
1931 wedlock.

1932       (f) Each housing authority shall provide a receipt to each applicant  
1933 for admission to its housing projects stating the time and date of  
1934 application and shall maintain a list of such applications, which shall be  
1935 a public record, as defined in section 1-200. The [Commissioner of  
1936 Housing] commissioner shall, by regulation, provide for the manner in  
1937 which such list shall be created, maintained and revised.

1938       (g) No provision of this chapter shall be construed as limiting the  
1939 right of the authority to vest in an obligee the right, in the event of a  
1940 default by such authority, to take possession of a housing project or  
1941 cause the appointment of a receiver thereof or acquire title thereto  
1942 through foreclosure proceedings, free from all the restrictions imposed  
1943 by this chapter with respect to rental rates and tenant selection.

1944       Sec. 539. Section 8-48 of the general statutes is repealed and the  
1945 following is substituted in lieu thereof (*Effective October 1, 2023*):

1946       In the cases of any tenants who are the recipients of one hundred per  
1947 cent social services aid from the Department of Social Services of the  
1948 state or any municipality and who have no income from any other  
1949 source, rentals shall be fixed by each housing authority for the ensuing  
1950 rental year established by the authority based on one-half of the costs  
1951 and expenses set forth in subdivision (1) of subsection (a) of section 8-  
1952 45, as amended by this act, plus the full amount of costs and expenses  
1953 set forth in [subsections (b) and (c) of said section] subdivisions (2) and  
1954 (3) of said subsection as set forth in the operating statements of the  
1955 authority for the preceding fiscal year, which total amount shall be  
1956 divided by the total number of rooms contained in all low-rent housing  
1957 projects operated by such housing authority to establish the rental cost  
1958 per room per annum for such tenants, from which figure shall be  
1959 computed the rent per month per room. Said rentals shall govern for

1960 said rental year.

1961 Sec. 540. Section 10-285a of the general statutes is repealed and the  
1962 following is substituted in lieu thereof (*Effective October 1, 2023*):

1963 (a)(1) The percentage of school building project grant money a local  
1964 board of education may be eligible to receive, under the provisions of  
1965 section 10-286, shall be assigned by the Commissioner of Administrative  
1966 Services in accordance with the percentage calculated by the  
1967 Commissioner of Education as follows: (A) For grants approved  
1968 pursuant to section 10-283 for which application is made on and after  
1969 July 1, 1991, and before July 1, 2011, (i) each town shall be ranked in  
1970 descending order from one to one hundred sixty-nine according to such  
1971 town's adjusted equalized net grand list per capita, as defined in section  
1972 10-261; and (ii) based upon such ranking, a percentage of not less than  
1973 twenty nor more than eighty shall be determined for each town on a  
1974 continuous scale; (B) for grants approved pursuant to section 10-283 for  
1975 which application is made on and after July 1, 2011, and before July 1,  
1976 2017, (i) each town shall be ranked in descending order from one to one  
1977 hundred sixty-nine according to such town's adjusted equalized net  
1978 grand list per capita, as defined in section 10-261, and (ii) based upon  
1979 such ranking, (I) a percentage of not less than ten nor more than seventy  
1980 shall be determined for new construction or replacement of a school  
1981 building for each town on a continuous scale, and (II) a percentage of  
1982 not less than twenty nor more than eighty shall be determined for  
1983 renovations, extensions, code violations, roof replacements and major  
1984 alterations of an existing school building and the new construction or  
1985 replacement of a school building when a town or regional school district  
1986 can demonstrate that a new construction or replacement is less  
1987 expensive than a renovation, extension or major alteration of an existing  
1988 school building for each town on a continuous scale; (C) for grants  
1989 approved pursuant to section 10-283 for which application is made on  
1990 and after July 1, 2017, and before June 1, 2022, (i) each town shall be  
1991 ranked in descending order from one to one hundred sixty-nine  
1992 according to the adjusted equalized net grand list per capita, as defined  
1993 in section 10-261, of the town two, three and four years prior to the fiscal

1994 year in which application is made, (ii) based upon such ranking, (I) a  
1995 percentage of not less than ten nor more than seventy shall be  
1996 determined for new construction or replacement of a school building for  
1997 each town on a continuous scale, and (II) a percentage of not less than  
1998 twenty nor more than eighty shall be determined for renovations,  
1999 extensions, code violations, roof replacements and major alterations of  
2000 an existing school building and the new construction or replacement of  
2001 a school building when a town or regional school district can  
2002 demonstrate that a new construction or replacement is less expensive  
2003 than a renovation, extension or major alteration of an existing school  
2004 building for each town on a continuous scale; and (D) except as  
2005 otherwise provided in subdivision (2) of this subsection, for grants  
2006 approved pursuant to section 10-283 for which application is made on  
2007 and after June 1, 2022, (i) each town shall be ranked in descending order  
2008 from one to one hundred sixty-nine according to the adjusted equalized  
2009 net grand list per capita, as defined in section 10-261, of the town two,  
2010 three and four years prior to the fiscal year in which application is made,  
2011 and (ii) based upon such ranking, (I) a percentage of not less than ten  
2012 nor more than seventy shall be determined for new construction or  
2013 replacement of a school building for each town on a continuous scale,  
2014 and (II) a percentage of not less than twenty nor more than eighty shall  
2015 be determined for renovations, extensions, code violations, roof  
2016 replacements and major alterations of an existing school building and  
2017 the new construction or replacement of a school building when a town  
2018 or regional school district can demonstrate that a new construction or  
2019 replacement is less expensive than a renovation, extension or major  
2020 alteration of an existing school building for each town on a continuous  
2021 scale.

2022 (2) For grants approved pursuant to section 10-283 for which  
2023 application is made prior to July 1, 2047, the percentage of school  
2024 building project grant money a local board of education for (A) any  
2025 town with a total population of eighty thousand or greater may be  
2026 eligible to receive shall be the greater of the percentage calculated  
2027 pursuant to subdivision (1) of this subsection or sixty per cent, and (B)



2028 the town of Cheshire shall be the greater of the percentage calculated  
2029 pursuant to subdivision (1) of this subsection or fifty per cent.

2030 (b) (1) Except as otherwise provided in subdivision (2) of this  
2031 subsection, the percentage of school building project grant money a  
2032 regional board of education may be eligible to receive under the  
2033 provisions of section 10-286 shall be determined by its ranking. Such  
2034 ranking shall be determined by (A) multiplying the total population, as  
2035 defined in section 10-261, of each town in the district by such town's  
2036 ranking, as determined in subsection (a) of this section, (B) adding  
2037 together the figures determined under subparagraph (A) of this  
2038 subdivision, and (C) dividing the total computed under subparagraph  
2039 (B) of this subdivision by the total population of all towns in the district.  
2040 The ranking of each regional board of education shall be rounded to the  
2041 next higher whole number and each such board shall receive the same  
2042 reimbursement percentage as would a town with the same rank plus ten  
2043 per cent, except that no such percentage shall exceed eighty-five per  
2044 cent.

2045 (2) Any board of education of a regional school district established or  
2046 expanded on or after July 1, 2016, that submits an application for a  
2047 school building project (A) not later than ten years after the  
2048 establishment or expansion of such regional school district, and (B) that  
2049 is related to such establishment or expansion, may be eligible to receive  
2050 a percentage of school building project grant money, under the  
2051 provisions of section 10-286, as follows: The reimbursement percentage  
2052 of the town in such regional school district with the greatest  
2053 reimbursement percentage, as determined in subsection (a) of this  
2054 section, plus ten per cent.

2055 (c) The percentage of school building project grant money a regional  
2056 educational service center may be eligible to receive shall be determined  
2057 by its ranking. Such ranking shall be determined by (1) multiplying the  
2058 population of each member town in the regional educational service  
2059 center by such town's ranking, as determined in subsection (a) of this  
2060 section; (2) adding together the figures for each town determined under

2061 subdivision (1) of this subsection, and (3) dividing the total computed  
2062 under subdivision (2) of this subsection by the total population of all  
2063 member towns in the regional educational service center. The ranking  
2064 of each regional educational service center shall be rounded to the next  
2065 higher whole number and each such center shall receive the same  
2066 reimbursement percentage as would a town with the same rank.

2067 (d) The percentage of school building project grant money a  
2068 cooperative arrangement pursuant to section 10-158a, may be eligible to  
2069 receive shall be determined by its ranking. Such ranking shall be  
2070 determined by (1) multiplying the total population, as defined in section  
2071 10-261, of each town in the cooperative arrangement by such town's  
2072 ranking, as determined in subsection (a) of this section, (2) adding the  
2073 products determined under subdivision (1) of this subsection, and (3)  
2074 dividing the total computed under subdivision (2) of this subsection by  
2075 the total population of all towns in the cooperative arrangement. The  
2076 ranking of each cooperative arrangement shall be rounded to the next  
2077 higher whole number and each such cooperative arrangement shall  
2078 receive the same reimbursement percentage as would a town with the  
2079 same rank plus ten percentage points.

2080 (e) If an elementary school building project for a new building or for  
2081 the expansion of an existing building includes space for a school  
2082 readiness program, the percentage determined pursuant to this section  
2083 shall be increased by five percentage points, but shall not exceed one  
2084 hundred per cent, for the portion of the building used primarily for such  
2085 purpose. Recipient districts shall maintain full-day preschool  
2086 enrollment for at least ten years.

2087 (f) The percentage determined pursuant to this section for a school  
2088 building project grant for the expansion, alteration or renovation of an  
2089 existing public school building to convert such building for use as a  
2090 lighthouse school, as defined in section 10-266cc, shall be increased by  
2091 ten percentage points.

2092 (g) The percentage determined pursuant to this section for a school

2093 building project grant shall be increased by the percentage of the total  
2094 projected enrollment of the school attributable to the number of spaces  
2095 made available for out-of-district students participating in the program  
2096 established pursuant to section 10-266aa, provided the maximum  
2097 increase shall not exceed ten percentage points.

2098 (h) Subject to the provisions of section 10-285d, if an elementary  
2099 school building project for a school in a priority school district or for a  
2100 priority school is necessary in order to offer a full-day kindergarten  
2101 program or a full-day preschool program or to reduce class size  
2102 pursuant to section 10-265f, the percentage determined pursuant to this  
2103 section shall be increased by ten percentage points for the portion of the  
2104 building used primarily for such full-day kindergarten program, full-  
2105 day preschool program or such reduced size classes. Recipient districts  
2106 that receive an increase pursuant to this subsection in support of a full-  
2107 day preschool program, shall maintain full-day preschool enrollment  
2108 for at least ten years.

2109 (i) For all projects authorized on or after July 1, 2007, all attorneys'  
2110 fees and court costs related to litigation shall be eligible for state school  
2111 construction grant assistance only if the grant applicant is the prevailing  
2112 party in any such litigation.

2113 (j) The percentage determined pursuant to this section for a school  
2114 building project grant for a diversity school, approved pursuant to  
2115 section 10-286h, shall be increased by ten percentage points.

2116 (k) The percentage of school building project grant money a local or  
2117 regional board of education for a municipality deemed to be an inclusive  
2118 municipality by the Commissioner of Housing may be eligible to receive  
2119 shall be increased by five percentage points. As used in this subsection,  
2120 "inclusive municipality" means any municipality that: (1) Has a total  
2121 population, as defined in section 10-261, that is greater than six  
2122 thousand; (2) has less than ten per cent of its housing units determined  
2123 by the commissioner to be affordable; (3) has adopted and maintains  
2124 zoning regulations that (A) promote fair housing, as determined by the

2125 commissioner, (B) provide a streamlined process for the approval of the  
2126 development of multifamily housing of three units or more, (C) permit  
2127 mixed-use development, and (D) allow accessory dwelling units; and  
2128 (4) has constructed new affordable housing units that (A) are restricted,  
2129 through deeds, covenants or other means, to individuals or families  
2130 whose income is eighty per cent or less of the state median income, and  
2131 (B) equal at least one per cent of such town's total housing units in the  
2132 three years immediately preceding the submission of an application  
2133 under this section.

2134 Sec. 541. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

2135 (1) "Affordable housing deed restrictions" means deed restrictions  
2136 filed on the land records of the municipality, containing covenants or  
2137 restrictions that require the dwelling units in a multifamily building to  
2138 be sold or rented only to low-income residents;

2139 (2) "Alliance district" has the same meaning as provided in section 10-  
2140 262u of the general statutes;

2141 (3) "Environmental justice community" has the same meaning as  
2142 provided in section 22a-20a of the general statutes; and

2143 (4) "Low-income resident" means, after adjustments for family size,  
2144 individuals or families whose income is not greater than (A) sixty per  
2145 cent of the state median income, or (B) eighty per cent of the area median  
2146 income for the area in which the resident resides, as determined by the  
2147 United States Department of Housing and Urban Development.

2148 (b) Within available funding, the Commissioner of Energy and  
2149 Environmental Protection, in coordination with the Commissioner of  
2150 Housing, shall establish a pilot program or programs to provide grants,  
2151 rebates or financing for retrofitting projects for multifamily residences  
2152 containing two to four residential dwelling units built before 2003 and  
2153 located in environmental justice communities or alliance districts that  
2154 (1) improve the energy efficiency of such residences, which may include,  
2155 but not be limited to, the installation of heat pumps, solar power

2156 generating systems, improved roofing, exterior doors and windows and  
2157 improved insulation, air sealing, improved ventilation, appliance  
2158 upgrades and any electric system or wiring upgrades necessary for such  
2159 retrofit, (2) remediate health and safety concerns that are barriers to any  
2160 such retrofit, including mold, vermiculite, asbestos, lead and radon, or  
2161 (3) provide services to assist residents and building owners to access and  
2162 implement the programs established pursuant to this section or other  
2163 available state or federal programs that enable the implementation of  
2164 energy efficiency retrofits.

2165 (c) On and after July 1, 2024, the Commissioner of Energy and  
2166 Environmental Protection, or any program administrator the  
2167 commissioner may designate, shall accept applications, in a form to be  
2168 specified by the commissioner, from any owner of a residential dwelling  
2169 unit for a grant, rebate or financing under the program or programs.  
2170 Any such grant, rebate or financing may be awarded to an owner of a  
2171 residential dwelling unit that is (1) not owner-occupied, and (2)  
2172 occupied by a tenant, or if vacant, to be occupied by a tenant not more  
2173 than one hundred eighty days after the award of such grant. If such  
2174 dwelling unit is not occupied within one hundred eighty days of the  
2175 award of the grant, the owner shall return any funds received by the  
2176 owner under such grant to the commissioner.

2177 (d) The Commissioner of Energy and Environmental Protection shall  
2178 prioritize the awarding of grants, rebates or financing for projects that  
2179 benefit any resident or prospective resident who is a low-income  
2180 resident.

2181 (e) The commissioner shall exclude from the program any owner of a  
2182 residential dwelling unit determined by the Commissioner of Housing  
2183 to be in violation of chapter 830 of the general statutes.

2184 (f) If an owner of a dwelling unit for which a grant under the pilot  
2185 program was awarded sells such dwelling unit before five years have  
2186 elapsed from the award of the grant, such owner shall pay to the  
2187 commissioner an amount equal to the grant not more than thirty days

2188 after such sale.

2189 (g) The commissioner shall seek to expend the funds appropriated to  
 2190 the Department of Energy and Environmental Protection for the pilot  
 2191 program equally on an annual basis for the term of the pilot program.

2192 (h) On or before October 1, 2027, the commissioner shall file a report,  
 2193 in accordance with the provisions of section 11-4a of the general statutes,  
 2194 with the joint standing committee of the General Assembly having  
 2195 cognizance of matters relating to housing (1) analyzing the success of  
 2196 the pilot program, and (2) recommending whether a permanent  
 2197 program should be established in the state and, if so, any proposed  
 2198 legislation for such program.

2199 (i) The pilot program established pursuant to this section shall  
 2200 terminate on September 30, 2028."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	<i>October 1, 2023</i>	7-148(c)(7)(A)
Sec. 502	<i>October 1, 2023</i>	New section
Sec. 503	<i>October 1, 2023</i>	47a-1
Sec. 504	<i>October 1, 2023</i>	New section
Sec. 505	<i>October 1, 2023</i>	47a-4(a)
Sec. 506	<i>October 1, 2023</i>	47a-15a
Sec. 507	<i>July 1, 2023</i>	8-339
Sec. 508	<i>October 1, 2023</i>	47a-23c
Sec. 509	<i>October 1, 2023</i>	8-41(a)
Sec. 510	<i>October 1, 2023</i>	8-68f
Sec. 511	<i>October 1, 2023</i>	New section
Sec. 512	<i>October 1, 2023</i>	47a-58
Sec. 513	<i>October 1, 2023</i>	8-68d
Sec. 514	<i>October 1, 2023</i>	47a-6a(a) and (b)
Sec. 515	<i>October 1, 2023</i>	New section
Sec. 516	<i>July 1, 2023</i>	New section
Sec. 517	<i>October 1, 2023</i>	New section
Sec. 518	<i>from passage</i>	New section
Sec. 519	<i>October 1, 2023</i>	8-345

Sec. 520	<i>July 1, 2023</i>	New section
Sec. 521	<i>July 1, 2024, and applicable to any summary process action disposed of before or after such date</i>	New section
Sec. 522	<i>October 1, 2023</i>	12-494
Sec. 523	<i>July 1, 2023</i>	12-498
Sec. 524	<i>October 1, 2023</i>	46a-81e
Sec. 525	<i>from passage</i>	22a-430(g)
Sec. 526	<i>June 1, 2024</i>	New section
Sec. 527	<i>June 1, 2024, and applicable to assessment years commencing on or after June 1, 2024</i>	12-63b
Sec. 528	<i>June 1, 2024</i>	8-395
Sec. 529	<i>June 1, 2024</i>	29-263
Sec. 530	<i>June 1, 2024, and applicable to assessment years commencing on or after June 1, 2024</i>	New section
Sec. 531	<i>June 1, 2024</i>	New section
Sec. 532	<i>June 1, 2024</i>	New section
Sec. 533	<i>from passage</i>	New section
Sec. 534	<i>from passage</i>	New section
Sec. 535	<i>October 1, 2023</i>	8-336q
Sec. 536	<i>October 1, 2023</i>	47a-21(d)
Sec. 537	<i>October 1, 2023</i>	47a-21(i)
Sec. 538	<i>October 1, 2023</i>	8-45
Sec. 539	<i>October 1, 2023</i>	8-48
Sec. 540	<i>October 1, 2023</i>	10-285a
Sec. 541	<i>October 1, 2023</i>	New section