



General Assembly

Amendment

February Session, 2024

LCO No. 5494



Offered by:

REP. ROJAS, 9th Dist.

REP. FELIPE, 130th Dist.

SEN. LOONEY, 11th Dist.

SEN. RAHMAN, 4th Dist.

SEN. DUFF, 25th Dist.

SEN. MOORE, 22nd Dist.

REP. KAVROS DEGRAW, 17th Dist.

To: House Bill No. 5474

File No. 418

Cal. No. 274

**"AN ACT REQUIRING MUNICIPAL REPORTS CONCERNING
RESIDENTIAL CONSTRUCTION APPROVAL TO THE OFFICE OF
RESPONSIBLE GROWTH."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Section 8-31 of the 2024 supplement to the general statutes
4 is repealed and the following is substituted in lieu thereof (*Effective*
5 *October 1, 2024*):

6 (a) (1) Not later than March 31, 2024, and annually thereafter, each
7 municipality shall report to the [Department] Commissioner of
8 Economic and Community Development, in a form and manner to be
9 prescribed by the commissioner, for the previous calendar year, (A) the
10 number of new dwelling units permitted in such municipality,
11 including specifying how many new dwelling units are located within
12 single family, two-to-four family and more than four-family homes; and

13 (B) the number of dwelling units demolished in such municipality.

14 (2) Not later than December 31, 2023, each municipality shall report
15 the information specified in subdivision (1) of this subsection for each
16 calendar year from 2018 to 2022, inclusive.

17 (b) On and after April 1, 2024, the commissioner shall send a notice
18 to any municipality that fails to comply with the requirements of
19 subsection (a) of this section. If any municipality fails to comply with
20 the requirements of subsection (a) of this section more than sixty days
21 after the issuance of such letter by the commissioner, the commissioner
22 shall deem such municipality ineligible for discretionary state funding
23 from the Department of Economic and Community Development for a
24 period lasting until the subsequent reporting deadline required by this
25 section unless such prohibition is expressly waived by the commissioner
26 upon the commissioner's finding of good cause for such failure to
27 comply.

28 (c) (1) For the purposes of this subsection, (A) "residential permit
29 application" means any subdivision, zoning permit, special permit or
30 site plan application submitted in connection with the proposed
31 construction or renovation of a structure that contains one or more
32 dwelling units, and (B) "dwelling unit" has the same meaning as
33 provided in section 47a-1, as amended by this act.

34 (2) The commissioner shall annually send to each municipality a
35 supplemental questionnaire concerning residential permit applications
36 submitted to or reviewed by any planning commission, zoning
37 commission or combined planning and zoning commission of the
38 municipality. Such questionnaire shall include questions concerning (A)
39 the number of residential permit applications submitted to the planning
40 commission, zoning commission or combined planning and zoning
41 commission, (B) the number of dwelling units proposed to be
42 constructed or renovated in such applications, (C) the number of such
43 applications approved by the planning commission, zoning commission
44 or combined planning and zoning commission, (D) the number of

45 dwelling units proposed to be constructed or renovated in such
46 applications that were approved by the planning commission, zoning
47 commission or combined planning and zoning commission, (E) the
48 number of such applications denied by the planning commission,
49 zoning commission or combined planning and zoning commission, (F)
50 the number of dwelling units proposed to be constructed or renovated
51 in such applications that were denied by the planning commission,
52 zoning commission or combined planning and zoning commission, and
53 (G) any other information concerning residential permit applications
54 prescribed by the commissioner.

55 (3) Any municipality may elect to complete and return such
56 supplemental questionnaire to the commissioner.

57 ~~[(c)]~~ (d) The Department of Economic and Community Development
58 shall collect the reports as provided in subsection (a) of this section and
59 questionnaires as provided in subsection (c) of this section and publish
60 such reports and questionnaires on the department's Internet web site.

61 *Sec. 2. (Effective from passage)* The majority leaders' roundtable group
62 on affordable housing, established pursuant to section 2-139 of the
63 general statutes, shall conduct a study concerning any municipal design
64 review process required in connection with residential developments.
65 The study shall include, but need not be limited to, (1) an analysis of
66 current required design review processes and the impact of such
67 processes on the cost and development time of affordable housing, as
68 defined in section 8-39a of the general statutes, (2) the identification of
69 barriers within such design review processes that may hinder the
70 construction or renovation of such affordable housing, and (3) the
71 examination of successful models from other jurisdictions that have
72 streamlined, modified or eliminated such design review processes for
73 such affordable housing. Not later than January 1, 2025, the roundtable
74 group shall submit a report, in accordance with the provisions of section
75 11-4a of the general statutes, on its findings and any recommendations
76 to the joint standing committees of the General Assembly having
77 cognizance of matters relating to planning and development and

78 housing.

79 Sec. 3. (NEW) (*Effective October 1, 2024*) (a) For the purposes of this
80 section, (1) "summary review" means able to be approved in accordance
81 with the terms of a zoning regulation or regulations and without
82 requiring that a public hearing be held, a variance, special permit or
83 special exception be granted or some other discretionary zoning action
84 be taken, other than a determination that a site plan is in conformance
85 with applicable zoning regulations and that public health and safety will
86 not be substantially impacted, (2) "dwelling unit" has the same meaning
87 as provided in section 47a-1 of the general statutes, as amended by this
88 act, (3) "multifamily housing" has the same meaning as provided in
89 section 8-13m of the general statutes, and (4) "nursing home" has the
90 same meaning as provided in section 19a-490 of the general statutes.

91 (b) Any zoning regulations adopted by a municipality pursuant to
92 section 8-2 of the general statutes shall allow for the conversion of any
93 nursing home into multifamily housing subject only to summary
94 review, provided (1) such nursing home is a freestanding structure, (2)
95 such nursing home is not a nonconforming use, (3) such conversion does
96 not result in the substantial alteration of the footprint of such structure,
97 (4) such conversion does not result in the total demolition of such
98 structure, and (5) the owner of such nursing home has declared, in
99 writing to the municipality, that such nursing home has been vacant for
100 a period of not less than ninety days immediately preceding the
101 submission of the summary review application to the planning
102 commission, zoning commission or combined planning and zoning
103 commission of the municipality.

104 (c) Notwithstanding the provisions of subdivisions (3) and (4) of
105 subsection (b) of this section, a municipality may require that a public
106 hearing be held, a variance, special permit or special exemption be
107 granted or some other discretionary zoning action be taken if the
108 conversion of the nursing home structure into multifamily housing will
109 result in the substantial alteration of the footprint of such structure or
110 the total demolition of such structure.

111 (d) The summary review process for the approval of the conversion
112 of a nursing home into multifamily housing shall require that a decision
113 on any such application be rendered not later than sixty-five days after
114 receipt of such application by the planning commission, zoning
115 commission or combined planning and zoning commission, except an
116 applicant may consent to one or more extensions of not more than an
117 additional sixty-five days or may withdraw such application.

118 Sec. 4. Subsection (c) of section 4b-21 of the general statutes is
119 repealed and the following is substituted in lieu thereof (*Effective October*
120 *1, 2024*):

121 (c) (1) Not later than thirty days after receipt of such notification from
122 the secretary, the following agencies shall determine and notify the
123 secretary in writing if the land, improvement or interest serves the
124 following needs: [(1)] (A) The Commissioner of Economic and
125 Community Development, whether it can be used or adapted for
126 economic development or exchanged for property that can be used for
127 economic development; [(2)] (B) the Commissioner of Transportation,
128 whether it can be used for transportation purposes; [(3)] (C) the
129 Commissioner of Energy and Environmental Protection, whether it can
130 be used for open space purposes or to otherwise support the
131 department's mission; [(4)] (D) the Commissioner of Agriculture,
132 whether it can be used for farming or agricultural purposes; [(5)] (E) the
133 Commissioner of Veterans Affairs, whether it can be used for veterans'
134 housing; [(6)] (F) the Commissioner of Children and Families, whether
135 it can be used to support the department's mission; [(7)] (G) the
136 Commissioner of Developmental Services, whether it can be used to
137 support the department's mission; [(8)] (H) the Commissioner of
138 Administrative Services, whether it can be used to house state agencies
139 or can be leased; and [(9)] (I) the Commissioner of Housing, whether it
140 can be used as an emergency shelter or transitional living facility for
141 homeless persons, or used for the construction, rehabilitation or
142 renovation of housing for persons and families of low and moderate
143 income.

144 (2) Not later than thirty days after receipt of such notification from
145 the secretary [, any] pursuant to subdivision (1) of this subsection: (A)
146 Any state agency, department or institution that is interested in utilizing
147 the land, improvement or interest shall submit a plan to the secretary
148 that sets forth the proposed use for the land, improvement or interest
149 and a budget and timetable for such use, and (B) if the Commissioner of
150 Housing determines that the land, improvement or interest may be used
151 for the construction, rehabilitation or renovation of housing for persons
152 and families of low and moderate income, the commissioner shall
153 submit a plan to the secretary for any such use of the land, improvement
154 or interest that includes a budget and timetable for any such use.

155 (3) If one or more agencies, departments or institutions submit a plan
156 for such land, improvement or interest to the secretary [within such
157 thirty-day period] as specified in subdivision (2) of this subsection, the
158 secretary shall analyze such agency, department or institution plan or
159 plans and determine whether custody and control of the land,
160 improvement or interest shall be transferred to one of such agencies,
161 departments or institutions, in which case the agency, department or
162 institution having custody of the land, improvement or interest shall
163 make such transfer, provided if the Commissioner of Housing submits
164 a plan for the use of such land, improvement or interest for the
165 construction, rehabilitation or renovation of housing for persons and
166 families of low and moderate income, the secretary shall prioritize the
167 review of the commissioner's plan and grant the transfer of the land,
168 improvement or interest to the commissioner unless the secretary states
169 in writing any reason why such transfer is not feasible.

170 Sec. 5. Subparagraph (H) of subdivision (7) of subsection (c) of section
171 7-148 of the 2024 supplement to the general statutes is repealed and the
172 following is substituted in lieu thereof (*Effective October 1, 2024*):

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

175 (ii) Regulate and prohibit the carrying on within the municipality of

176 any trade, manufacture, business or profession which is, or may be, so
177 carried on as to become prejudicial to public health, conducive to fraud
178 and cheating, or dangerous to, or constituting an unreasonable
179 annoyance to, those living or owning property in the vicinity;

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

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

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

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

189 (vii) Prohibit, restrain, license and regulate all sports, exhibitions,
190 public amusements and performances and all places where games may
191 be played;

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

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

197 (x) Control insect pests or plant diseases in any manner deemed
198 appropriate;

199 (xi) Provide for the health of the inhabitants of the municipality and
200 do all things necessary or desirable to secure and promote the public
201 health;

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

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

207 (xiv) Regulate, in addition to the requirements under section 7-282b,
208 the installation, maintenance and operation of any device or equipment
209 in a residence or place of business which is capable of automatically
210 calling and relaying recorded emergency messages to any state police
211 or municipal police or fire department telephone number or which is
212 capable of automatically calling and relaying recorded emergency
213 messages or other forms of emergency signals to an intermediate third
214 party which shall thereafter call and relay such emergency messages to
215 a state police or municipal police or fire department telephone number.
216 Such regulations may provide for penalties for the transmittal of false
217 alarms by such devices or equipment;

218 (xv) Make and enforce regulations for the prevention and
219 remediation of housing blight or blight upon any commercial real
220 property, including regulations reducing assessments and authorizing
221 designated agents of the municipality to enter property during
222 reasonable hours for the purpose of remediating blighted conditions,
223 provided such regulations define blight and require such municipality
224 to give written notice of any violation to the owner of the property and
225 provide a reasonable opportunity for the owner to remediate the
226 blighted conditions prior to any enforcement action being taken, except
227 that a municipality may take immediate enforcement action in the case
228 of a violation at a property that is the third or more such blight violation
229 at such property during the prior twelve-month period, and further
230 provided such regulations shall not authorize such municipality or its
231 designated agents to enter any dwelling house or structure on such
232 property, and including regulations establishing a duty to maintain
233 property and specifying standards to determine if there is neglect;
234 prescribe civil penalties for the violation of such regulations (I) for
235 housing blight upon real property containing six or fewer dwelling
236 units, of not more than one hundred fifty dollars for each day that a
237 violation continues if such violation occurs at an occupied property, not

238 more than two hundred fifty dollars for each day that a violation
239 continues if such violation occurs at a vacant property, and not more
240 than one thousand dollars for each day that a violation continues at a
241 property if such violation is the third or more such violation at such
242 property during the prior twelve-month period, [and, if] (II) for housing
243 blight upon real property containing more than six but fewer than forty
244 dwelling units, not more than ten cents per square foot of each
245 residential building upon such real property for each day that a
246 violation continues, (III) for housing blight upon real property
247 containing forty or more dwelling units, not more than twelve cents per
248 square foot of each residential building upon such real property for each
249 day that a violation continues, and (IV) for blight upon any commercial
250 real property, not more than ten cents per square foot of any commercial
251 building upon such real property for each day that a violation continues.
252 If any such civil penalties are prescribed, such municipality shall adopt
253 a citation hearing procedure in accordance with section 7-152c. For the
254 sole purpose of determining if a violation is the third or more such
255 violation at such property during the prior twelve-month period,
256 "violation" means a violation of any municipal blight regulation for
257 which the municipality has issued a notice of violation and either, [(I)]
258 in the determination of such municipality, the conditions creating such
259 violation were previously cured [,] or [(II)] one hundred twenty days
260 have passed from the notice of violation and the conditions creating
261 such violation have not been cured. A third violation may also be
262 established where three or more conditions constituting such violation
263 exist at a property simultaneously;

264 (xvi) Regulate, on any property owned by or under the control of the
265 municipality, any activity deemed to be deleterious to public health,
266 including the burning of a lighted cigarette, cigar, pipe or similar device,
267 whether containing, wholly or in part, tobacco or cannabis, as defined
268 in section 21a-420, and the use or consumption of cannabis, including,
269 but not limited to, electronic cannabis delivery systems, as defined in
270 section 19a-342a, or vapor products, as defined in said section,
271 containing cannabis. If the municipality's population is greater than fifty

272 thousand, such regulations shall designate a place in the municipality
273 in which public consumption of cannabis is permitted. Such regulations
274 may prohibit the smoking of cannabis and the use of electronic cannabis
275 delivery systems and vapor products containing cannabis in the
276 outdoor sections of a restaurant. Such regulations may prescribe
277 penalties for the violation of such regulations, provided such fine does
278 not exceed fifty dollars for a violation of such regulations regarding
279 consumption by an individual or a fine in excess of one thousand dollars
280 to any business for a violation of such regulations;

281 Sec. 6. Section 12-65b of the general statutes is repealed and the
282 following is substituted in lieu thereof (*Effective October 1, 2024*):

283 (a) (1) Any municipality may, by affirmative vote of its legislative
284 body or, pursuant to subdivision (2) of this subsection, by its board of
285 selectmen, enter into a written agreement, for a period of not more than
286 [ten] thirty years, with any party (A) owning or proposing to acquire an
287 interest in real property in such municipality, [or with any party] (B)
288 owning personal property in such municipality, (C) owning or
289 proposing to acquire an interest in air space in such municipality, or
290 [with any party] (D) who is the lessee of, or who proposes to be the
291 lessee of, air space in such municipality in such a manner that the air
292 space leased or proposed to be leased shall be assessed to the lessee
293 pursuant to section 12-64, fixing the assessment of the personal
294 property, real property or air space which is the subject of the
295 agreement, and all improvements [thereon or therein] on such real
296 property or in such air space and to be constructed [thereon or therein]
297 on such real property or in such air space, subject to the provisions of
298 subsection (b) of this section. For purposes of this section,
299 "improvements to be constructed" includes the rehabilitation of existing
300 structures for retail business use.

301 (2) In the case of a municipality where the legislative body is a town
302 meeting and such town meeting has adopted an ordinance delegating
303 to the board of selectmen the authority to enter into an agreement
304 described in subdivision (1) of this subsection, such board of selectmen

305 may enter into such agreement.

306 (b) The provisions of subsection (a) of this section shall only apply if
307 the personal property, improvements or improvements to be
308 constructed are for at least one of the following: (1) Office use; (2) retail
309 use; (3) permanent residential use in connection with a residential
310 property consisting of four or more dwelling units; (4) transient
311 residential use in connection with a residential property consisting of
312 four or more dwelling units; (5) manufacturing use; (6) warehouse,
313 storage or distribution use; (7) structured multilevel parking use
314 necessary in connection with a mass transit system; (8) information
315 technology; (9) recreation facilities; (10) transportation facilities; (11)
316 mixed-use development, as defined in section 8-13m; or (12) use by or
317 on behalf of a health system, as defined in section 19a-508c.

318 Sec. 7. (NEW) (*Effective October 1, 2024*) Any municipality may (1) by
319 vote of its legislative body, adopt an ordinance requiring the licensure
320 of short-term rental properties in such municipality and regulating the
321 operation and use of such properties, and (2) engage one or more
322 consultants to assist such municipality in developing such ordinance.
323 For the purposes of this section, "short-term rental properties" means a
324 dwelling unit, as defined in section 47a-1 of the general statutes, as
325 amended by this act, or any portion thereof, that is (A) the subject of a
326 short-term rental, as defined in section 12-408h of the general statutes,
327 and (B) not a hotel or bed and breakfast establishment, as such terms are
328 defined in section 12-407 of the general statutes, or a motel, motor court,
329 motor inn or tourist court.

330 Sec. 8. Section 7-148aa of the general statutes is repealed and the
331 following is substituted in lieu thereof (*Effective October 1, 2024*):

332 Any unpaid penalty imposed by a municipality pursuant to the
333 provisions of an ordinance (1) adopted pursuant to section 8-12a, or (2)
334 regulating blight, adopted pursuant to subparagraph (H)(xv) of
335 subdivision (7) of subsection (c) of section 7-148, as amended by this act,
336 shall constitute a lien upon the real estate against which the penalty was

337 imposed from the date of such penalty. Each such lien may be
338 continued, recorded and released in the manner provided by the general
339 statutes for continuing, recording and releasing property tax liens. Each
340 such lien shall take precedence over all other liens filed after July 1, 1997,
341 and encumbrances except taxes, and may be enforced in the same
342 manner as property tax liens.

343 Sec. 9. Subsection (a) of section 8-216a of the general statutes is
344 repealed and the following is substituted in lieu thereof (*Effective October*
345 *1, 2024*):

346 (a) [The provisions of] Notwithstanding any [other] provision of the
347 general [statute] statutes or special act, [to the contrary
348 notwithstanding,] the present true and actual value of [the] any real
349 property [classified as property] used for housing solely for low or
350 moderate-income persons or families, [pursuant to section 8-215] as
351 defined in section 8-202, on which rents or carrying charges are limited
352 by regulatory agreement with, or otherwise regulated by, the federal or
353 state government or any department or agency thereof, shall be based
354 upon and shall not exceed the capitalized value of the net rental income
355 of [the housing project] such real property. For purposes of [sections 8-
356 215, 8-216 and] this section, [such net rental income] "net rental income"
357 means the gross income of [the project] any real property used for
358 housing solely for low or moderate-income persons or families as
359 limited by the schedule of rents or carrying charges, less reasonable
360 operating expenses and property taxes.

361 Sec. 10. Subsection (b) of section 8-1a of the general statutes is
362 repealed and the following is substituted in lieu thereof (*Effective October*
363 *1, 2024*):

364 (b) As used in this chapter and section 11 of this act:

365 (1) "Accessory apartment" means a separate dwelling unit that (A) is
366 located on the same lot as a principal dwelling unit of greater square
367 footage, (B) has cooking facilities, and (C) complies with or is otherwise
368 exempt from any applicable building code, fire code and health and

369 safety regulations;

370 (2) "Affordable accessory apartment" means an accessory apartment
371 that is subject to binding recorded deeds which contain covenants or
372 restrictions that require such accessory apartment be sold or rented at,
373 or below, prices that will preserve the unit as housing for which, for a
374 period of not less than ten years, persons and families pay thirty per cent
375 or less of income, where such income is less than or equal to eighty per
376 cent of the median income;

377 (3) "As of right" or "as-of-right" means able to be approved in
378 accordance with the terms of a zoning regulation or regulations and
379 without requiring that a public hearing be held, a variance, special
380 permit or special exception be granted or some other discretionary
381 zoning action be taken, other than a determination that a site plan is in
382 conformance with applicable zoning regulations;

383 (4) "Cottage cluster" means a grouping of at least four detached
384 housing units, or live work units, per acre that are located around a
385 common open area;

386 (5) "Live work unit" means a building or a space within a building
387 used for both commercial and residential purposes by an individual
388 residing within such building or space;

389 [(5)] (6) "Middle housing" means duplexes, triplexes, quadplexes,
390 cottage clusters and townhouses;

391 [(6)] (7) "Mixed-use development" means a development containing
392 both residential and nonresidential uses in any single building; and

393 [(7)] (8) "Townhouse" means a residential building constructed in a
394 grouping of three or more attached units, each of which shares at least
395 one common wall with an adjacent unit and has exterior walls on at least
396 two sides.

397 Sec. 11. (NEW) (*Effective October 1, 2024*) (a) Any zoning regulations
398 adopted pursuant to section 8-2 of the general statutes may allow for the

399 as-of-right development of any type of middle housing on any lot that
400 allows for residential use, commercial use or mixed-use development.

401 (b) Any municipality that adopts zoning regulations that allow for
402 the as-of-right development of middle housing as described in
403 subsection (a) of this section shall be awarded one-quarter housing unit-
404 equivalent point pursuant to subdivision (6) of subsection (l) of section
405 8-30g of the general statutes, as amended by this act, for each dwelling
406 unit, as defined in section 47a-1 of the general statutes, as amended by
407 this act, for which a certificate of occupancy has been issued by the
408 municipality.

409 (c) No municipality that has (1) adopted zoning regulations that
410 allow for the as-of-right development of middle housing as described in
411 subsection (a) of this section, (2) been awarded housing unit-equivalent
412 points pursuant to subsection (b) of this section, and (3) qualified for a
413 moratorium from the affordable housing appeals procedure under
414 subsection (l) of section 8-30g of the general statutes, as amended by this
415 act, based in part on housing unit-equivalent points awarded pursuant
416 to subsection (b) of this section shall repeal or substantially modify such
417 zoning regulations concerning the as-of-right development of middle
418 housing during the period of such moratorium.

419 Sec. 12. Subdivision (6) of subsection (l) of section 8-30g of the general
420 statutes is repealed and the following is substituted in lieu thereof
421 (*Effective October 1, 2024*):

422 (6) For the purposes of this subsection, housing unit-equivalent
423 points shall be determined by the commissioner as follows: (A) No
424 points shall be awarded for a unit unless its occupancy is restricted to
425 persons and families whose income is equal to or less than eighty per
426 cent of the median income, except that (i) unrestricted units in a set-
427 aside development shall be awarded [~~one-fourth~~] one-quarter point
428 each; and (ii) dwelling units in middle housing developed as of right
429 pursuant to section 11 of this act shall be awarded one-quarter point
430 each. (B) Family units restricted to persons and families whose income

431 is equal to or less than eighty per cent of the median income shall be
432 awarded one point if an ownership unit and one and one-half points if
433 a rental unit. (C) Family units restricted to persons and families whose
434 income is equal to or less than sixty per cent of the median income shall
435 be awarded one and one-half points if an ownership unit and two points
436 if a rental unit. (D) Family units restricted to persons and families whose
437 income is equal to or less than forty per cent of the median income shall
438 be awarded two points if an ownership unit and two and one-half points
439 if a rental unit. (E) Elderly units restricted to persons and families whose
440 income is equal to or less than eighty per cent of the median income shall
441 be awarded one-half point. (F) A set-aside development containing
442 family units which are rental units shall be awarded additional points
443 equal to twenty-two per cent of the total points awarded to such
444 development, provided the application for such development was filed
445 with the commission prior to July 6, 1995. (G) A mobile manufactured
446 home in a resident-owned mobile manufactured home park shall be
447 awarded points as follows: One and one-half points when occupied by
448 persons and families with an income equal to or less than eighty per cent
449 of the median income; two points when occupied by persons and
450 families with an income equal to or less than sixty per cent of the median
451 income; and one-fourth point for the remaining units.

452 Sec. 13. Section 8-345 of the 2024 supplement to the general statutes
453 is repealed and the following is substituted in lieu thereof (*Effective*
454 *October 1, 2024*):

455 (a) As used in this section, "housing" or "housing unit" means any
456 house or building, or portion thereof, that is occupied, designed to be
457 occupied, or rented, leased or hired out to be occupied, exclusively as a
458 home or residence of one or more persons. The Commissioner of
459 Housing shall implement and administer a program of rental assistance
460 for low-income families living in privately-owned rental housing. For
461 the purposes of this section, a low-income family is one whose income
462 does not exceed fifty per cent of the median family income for the area
463 of the state in which such family lives, as determined by the
464 commissioner.

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

468 (c) In addition to an element in which rental assistance certificates are
469 made available to qualified tenants, to be used in eligible housing which
470 such tenants are able to locate, the program may include a housing
471 support element in which rental assistance for tenants is linked to
472 participation by the property owner in other municipal, state or federal
473 housing repair, rehabilitation or financing programs. The commissioner
474 shall use rental assistance under this section so as to encourage the
475 preservation of existing housing and the revitalization of
476 neighborhoods or the creation of additional rental housing.

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

483 (e) The commissioner shall administer the program under this section
484 to promote housing choice for certificate holders and encourage racial
485 and economic integration. The commissioner shall affirmatively seek to
486 expend all funds appropriated for the program on an annual basis
487 without regard to population limitation established in prior years. The
488 commissioner shall establish maximum rent levels for each municipality
489 in a manner that promotes the use of the program in all municipalities,
490 provided, if the fair market rent established for a housing unit under the
491 federal Housing Choice Voucher Program, 42 USC 1437f(o), is greater
492 than such maximum allowable rent established for such housing unit,
493 such fair market rent shall apply for such housing unit. Any certificate
494 issued pursuant to this section may be used for housing in any
495 municipality in the state. The commissioner shall inform certificate
496 holders that a certificate may be used in any municipality and, to the
497 extent practicable, the commissioner shall assist certificate holders in

498 finding housing in the municipality of their choice.

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

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

506 (h) Any person aggrieved by a decision of the commissioner or the
507 commissioner's agent pursuant to the program under this section shall
508 have the right to a hearing in accordance with the provisions of section
509 8-37gg.

510 Sec. 14. Section 7-339hh of the general statutes is repealed and the
511 following is substituted in lieu thereof (*Effective October 1, 2024*):

512 Costs authorized for payment from a district master plan fund,
513 established pursuant to section 7-339gg are limited to:

514 (1) Costs of improvements made within the tax increment district,
515 including, but not limited to, (A) capital costs, including, but not limited
516 to, (i) the acquisition or construction of land, improvements,
517 infrastructure, public ways, parks, buildings, structures, railings, street
518 furniture, signs, landscaping, plantings, benches, trash receptacles,
519 curbs, sidewalks, turnouts, recreational facilities, structured parking,
520 transportation improvements, pedestrian improvements and other
521 related improvements, fixtures and equipment for public use, (ii) the
522 acquisition or construction of land, improvements, infrastructure,
523 buildings, structures, including facades and signage, fixtures and
524 equipment for industrial, commercial, residential, mixed-use or retail
525 use or transit-oriented development, (iii) the demolition, alteration,
526 remodeling, repair or reconstruction of existing buildings, structures
527 and fixtures; (iv) environmental remediation; (v) site preparation and
528 finishing work; and (vi) all fees and expenses associated with the capital

529 cost of such improvements, including, but not limited to, licensing and
530 permitting expenses and planning, engineering, architectural, testing,
531 legal and accounting expenses; (B) financing costs, including, but not
532 limited to, closing costs, issuance costs, reserve funds and capitalized
533 interest; (C) real property assembly costs; (D) costs of technical and
534 marketing assistance programs; (E) professional service costs,
535 including, but not limited to, licensing, architectural, planning,
536 engineering, development and legal expenses; (F) maintenance and
537 operation costs; (G) administrative costs, including, but not limited to,
538 reasonable charges for the time spent by municipal employees, other
539 agencies or third-party entities in connection with the implementation
540 of a district master plan; and (H) organizational costs relating to the
541 planning and the establishment of the tax increment district, including,
542 but not limited to, the costs of conducting environmental impact and
543 other studies and the costs of informing the public about the creation of
544 tax increment districts and the implementation of the district master
545 plan;

546 (2) Costs of improvements that are made outside the tax increment
547 district but are directly related to or are made necessary by the
548 establishment or operation of the tax increment district, including, but
549 not limited to, (A) that portion of the costs reasonably related to the
550 construction, alteration or expansion of any facilities not located within
551 the tax increment district that are required due to improvements or
552 activities within the tax increment district, including, but not limited to,
553 roadways, traffic signalization, easements, sewage treatment plants,
554 water treatment plants or other environmental protection devices, storm
555 or sanitary sewer lines, water lines, electrical lines, improvements to fire
556 stations, and street signs; (B) costs of public safety and public school
557 improvements made necessary by the establishment of the tax
558 increment district; and (C) costs of funding to mitigate any adverse
559 impact of the tax increment district upon the municipality and its
560 constituents; [and]

561 (3) Costs related to economic development, environmental
562 improvements or employment training associated with the tax

563 increment district, including, but not limited to, (A) economic
564 development programs or events related to the tax increment district;
565 (B) environmental improvement projects developed by the municipality
566 related to the tax increment district; (C) the establishment of permanent
567 economic development revolving loan funds, investment funds and
568 grants; and (D) services and equipment necessary for employment skills
569 development and training, including scholarships to in-state
570 educational institutions for jobs created or retained in the tax increment
571 district; and

572 (4) Costs of improvements that are made outside the tax increment
573 district for the renovation or rehabilitation of a housing development
574 that is a set-aside development, as defined in subsection (a) of section 8-
575 30g, as amended by this act, for which development the deed covenants
576 or restrictions that preserve such development as a set-aside
577 development will expire in not more than three years, provided the
578 costs of such improvements are paid pursuant to an agreement between
579 the municipality and the owner of such development in which the
580 owner agrees to renew such deed covenants or restrictions for not less
581 than forty years.

582 Sec. 15. Section 8-37rrr of the general statutes is repealed and the
583 following is substituted in lieu thereof (*Effective October 1, 2024*):

584 Not later than January 1, [2014] 2025, and annually thereafter, the
585 Commissioner of Housing, in consultation with the Commissioners of
586 Social Services, Children and Families, Mental Health and Addiction
587 Services and Developmental Services, shall submit a report, in
588 accordance with the requirements of section 11-4a, on the number of
589 departmental clients and the number who have been recipients of rental
590 assistance certificates to the joint standing committees of the General
591 Assembly having cognizance of matters relating to appropriations,
592 housing, human services and public health. Such report shall detail the
593 utilization of the rental assistance vouchers or certificates issued
594 pursuant to sections 8-345 to 8-346a, inclusive, as amended by this act,
595 [and] at the time of the report, including the number of applicants

596 remaining on any waitlist for a rental certificate, the number of
597 applicants from any such waitlist who received a rental assistance
598 certificate in the prior year, the date of the last opening on any waitlist,
599 the number of applications submitted when any waitlist was last
600 opened and the number of applicants added to any waitlist during the
601 prior year. The report shall establish targets to ensure that rental
602 assistance program resources are allocated in accordance with
603 legislative intent.

604 Sec. 16. Section 47a-1 of the 2024 supplement to the general statutes
605 is repealed and the following is substituted in lieu thereof (*Effective*
606 *October 1, 2024*):

607 As used in this chapter, sections 47a-21, 47a-23 to 47a-23c, inclusive,
608 47a-26a to 47a-26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-
609 43, [and] 47a-46 and section 17 of this act:

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

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

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

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

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

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

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

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

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

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

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

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

654 (m) "Tenement house" means any house or building, or portion
655 thereof, which is rented, leased or hired out to be occupied, or is

656 arranged or designed to be occupied, or is occupied, as the home or
657 residence of three or more families, living independently of each other,
658 and doing their cooking upon the premises, and having a common right
659 in the halls, stairways or yards.

660 Sec. 17. (NEW) (*Effective October 1, 2024, and applicable to rental*
661 *agreements entered into, renewed or extended on or after October 1, 2024*) No
662 rent increase for a dwelling unit shall be effective unless the landlord
663 has given the tenant of such dwelling unit written notice of the proposed
664 increase not less than forty-five days before the day on which the
665 increase is proposed to take effect, except in the case of a lease with a
666 term of one month or less, such notice shall be given a number of days
667 equivalent to the length of a full term of such lease. A tenant's failure to
668 respond to such notice shall not constitute the tenant's agreement to
669 such proposed increase. Nothing in this section shall be construed to (1)
670 allow a landlord to increase the rent during the term of a rental
671 agreement, or (2) alter any notice requirements concerning increases in
672 rent imposed by federal law.

673 Sec. 18. (*Effective from passage*) (a) There is established a task force to
674 study the federal Housing Choice Voucher Program, 42 USC 1437f(o),
675 and its implementation in the state. Such study shall include, but need
676 not be limited to, an evaluation concerning any disparate impacts said
677 program has on the development of at-risk children and youth or
678 families.

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

680 (1) The chairpersons and ranking members of the joint standing
681 committee of the General Assembly having cognizance of matters
682 relating to housing, or their designees;

683 (2) One appointed by the speaker of the House of Representatives;

684 (3) One appointed by the president pro tempore of the Senate;

685 (4) One appointed by the majority leader of the House of

686 Representatives;

687 (5) One appointed by the majority leader of the Senate;

688 (6) Two appointed by the minority leader of the Senate; and

689 (7) Two appointed by the minority leader of the House of
690 Representatives.

691 (c) Any member of the task force appointed under subsection (b) of
692 this section may be a member of the General Assembly. All initial
693 appointments to the task force shall be made not later than thirty days
694 after the effective date of this section. Any vacancy shall be filled by the
695 appointing authority.

696 (d) The speaker of the House of Representatives and the minority
697 leader of the Senate shall each select a chairperson from among the
698 members of the task force. Such chairpersons shall schedule the first
699 meeting of the task force, which shall be held not later than sixty days
700 after the effective date of this section.

701 (e) The administrative staff of the joint standing committee of the
702 General Assembly having cognizance of matters relating to housing
703 shall serve as administrative staff of the task force.

704 (f) Not later than January 16, 2025, the task force shall submit a report
705 on its findings and recommendations regarding the implementation of
706 the federal Housing Choice Voucher Program in the state to the joint
707 standing committee of the General Assembly having cognizance of
708 matters relating to housing, in accordance with the provisions of section
709 11-4a of the general statutes, and to the state's congressional delegation.
710 The task force shall terminate on the date that it submits such report or
711 January 16, 2025, whichever is later.

712 Sec. 19. Section 8-240a of the 2024 supplement to the general statutes
713 is repealed and the following is substituted in lieu thereof (*Effective*
714 *October 1, 2024*):

715 (a) As used in this section:

716 (1) "Alliance district" has the same meaning as provided in section 10-
717 262u;

718 (2) "Environmental justice community" has the same meaning as
719 provided in section 22a-20a; and

720 (3) "Low-income resident" means, after adjustments for family size,
721 individuals or families whose income is not greater than (A) sixty per
722 cent of the state median income, [or] (B) eighty per cent of the area
723 median income for the area in which the resident resides, as determined
724 by the United States Department of Housing and Urban Development,
725 or (C) any other definition of "low-income resident" included in any
726 program in the state that utilizes federal funding, as determined by the
727 Commissioner of Energy and Environmental Protection.

728 (b) There is established a revolving loan and grant fund to be known
729 as the "Housing Environmental Improvement Revolving Loan and
730 Grant Fund". The fund may be funded from the proceeds of bonds
731 issued pursuant to section 8-240b, as amended by this act, or from any
732 moneys available to the Commissioner of Energy and Environmental
733 Protection or from other sources. Investment earnings credited to the
734 fund shall become part of the assets of the fund. Any balance remaining
735 in the fund at the end of any fiscal year shall be carried forward in the
736 fund for the next fiscal year. Payments of principal or interest on a low
737 interest loan made pursuant to this section shall be paid to the State
738 Treasurer for deposit in the Housing Environmental Improvement
739 Revolving Loan and Grant Fund. The fund shall be used to make grants
740 or low interest loans pursuant to this section [and] to pay reasonable
741 and necessary [expenses] fees incurred in administering loans under
742 this section. The Commissioner of Energy and Environmental
743 Protection may enter into contracts with quasi-public agencies or
744 nonprofit corporations to provide for the administration of the Housing
745 Environmental Improvement Revolving Loan and Grant Fund by such
746 [nonprofit corporations] entity or entities, provided no grant or low

747 interest loan shall be made from the fund without the authorization of
748 the commissioner as provided in this section.

749 (c) The Commissioner of Energy and Environmental Protection, in
750 collaboration with the Commissioner of Housing, shall establish a pilot
751 program or programs to provide financing or grants from the fund
752 established in subsection (b) of this section for retrofitting projects for
753 multifamily residences located in environmental justice communities or
754 alliance districts that (1) improve the energy efficiency of such
755 residences, which may include, but need not be limited to, the
756 installation of heat pumps, solar power generating systems, improved
757 roofing, exterior doors and windows, improved insulation, air sealing,
758 improved ventilation, appliance upgrades and any electric system or
759 wiring upgrades necessary for such retrofit, (2) remediate health and
760 safety concerns that are barriers to any such retrofit, including, but not
761 limited to, mold, vermiculite, asbestos, lead and radon, or (3) provide
762 services to assist residents and building owners to access and implement
763 the programs established pursuant to this section or other available state
764 or federal programs that enable the implementation of energy efficiency
765 retrofitting.

766 (d) On and after July 1, [2024] 2025, the Commissioner of Energy and
767 Environmental Protection, or any program administrator the
768 commissioner may designate, shall accept applications, in a form
769 specified by the commissioner, from any owner of a residential dwelling
770 unit for financing or a grant under the program or programs. Any such
771 financing or grant may be awarded to an owner of a residential dwelling
772 unit, as defined in section 47a-1, as amended by this act. [that is (1) not
773 owner-occupied, and (2) occupied by a tenant or, if vacant, to be
774 occupied by a tenant not more than one hundred eighty days after the
775 award. If such dwelling unit is not occupied within one hundred eighty
776 days of the award, the owner shall return any funds received by the
777 owner to the commissioner.]

778 (e) The Commissioner of Energy and Environmental Protection shall
779 prioritize the awarding of financing or grants for projects that benefit

780 any resident or prospective resident who is a low-income resident.

781 (f) The Commissioner of Energy and Environmental Protection shall
782 exclude from the program or programs any owner of a residential
783 dwelling unit determined by the Commissioner of Housing to be in
784 violation of chapter 830.

785 (g) On or before October 1, [2027] 2028, the Commissioner of Energy
786 and Environmental Protection shall file a report, in accordance with the
787 provisions of section 11-4a, with the joint standing committee of the
788 General Assembly having cognizance of matters relating to housing (1)
789 analyzing the success of the pilot program or programs, and (2)
790 recommending whether a permanent program should be established in
791 the state and, if so, any proposed legislation for such program.

792 (h) The pilot program or programs established pursuant to this
793 section shall terminate on September 30, [2028] 2029.

794 Sec. 20. Subsections (a) and (b) of section 8-240b of the 2024
795 supplement to the general statutes are repealed and the following is
796 substituted in lieu thereof (*Effective from passage*):

797 (a) For the purposes described in subsection (b) of this section, the
798 State Bond Commission shall have the power from time to time to
799 authorize the issuance of bonds of the state in one or more series and in
800 principal amounts not exceeding in the aggregate one hundred twenty-
801 five million dollars, provided seventy-five million dollars of said
802 authorization shall be effective July 1, [2024] 2025.

803 (b) The proceeds of the sale of such bonds, to the extent of the amount
804 stated in subsection (a) of this section, shall be used by the Department
805 of Energy and Environmental Protection for the purpose of financing
806 and awarding grants for retrofitting projects for multifamily residences
807 as provided in section 8-240a, as amended by this act. Not more than
808 twenty million dollars of the bonds issued pursuant to this section shall
809 be utilized by said department for grants for such projects."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	8-3l
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>October 1, 2024</i>	New section
Sec. 4	<i>October 1, 2024</i>	4b-21(c)
Sec. 5	<i>October 1, 2024</i>	7-148(c)(7)(H)
Sec. 6	<i>October 1, 2024</i>	12-65b
Sec. 7	<i>October 1, 2024</i>	New section
Sec. 8	<i>October 1, 2024</i>	7-148aa
Sec. 9	<i>October 1, 2024</i>	8-216a(a)
Sec. 10	<i>October 1, 2024</i>	8-1a(b)
Sec. 11	<i>October 1, 2024</i>	New section
Sec. 12	<i>October 1, 2024</i>	8-30g(l)(6)
Sec. 13	<i>October 1, 2024</i>	8-345
Sec. 14	<i>October 1, 2024</i>	7-339hh
Sec. 15	<i>October 1, 2024</i>	8-37rrr
Sec. 16	<i>October 1, 2024</i>	47a-1
Sec. 17	<i>October 1, 2024, and applicable to rental agreements entered into, renewed or extended on or after October 1, 2024</i>	New section
Sec. 18	<i>from passage</i>	New section
Sec. 19	<i>October 1, 2024</i>	8-240a
Sec. 20	<i>from passage</i>	8-240b(a) and (b)