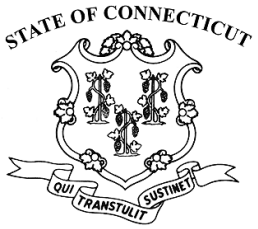

Substitute Senate Bill No. 1317

Public Act No. 25-23

AN ACT CONCERNING LIENS FOR VIOLATIONS OF THE HOUSING CODE.

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

Section 1. Section 7-148aa of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

Any unpaid penalty imposed by a municipality pursuant to the provisions of an ordinance (1) adopted pursuant to section 8-12a, **[**or**]** (2) regulating blight, adopted pursuant to subparagraph (H)(xv) of subdivision (7) of subsection (c) of section 7-148, or (3) requiring the maintenance of safe and sanitary housing, adopted pursuant to subparagraph (A)(i) of subdivision (7) of subsection (c) of section 7-148, shall constitute a lien upon the real estate against which the penalty was imposed from the date of such penalty. Each such lien may be continued, recorded and released in the manner provided by the general statutes for continuing, recording and releasing property tax liens. Each such lien shall take precedence over all other liens filed after July 1, 1997, and encumbrances except taxes, and may be enforced in the same manner as property tax liens.

Governor's Action:
Approved June 9, 2025