Senate

General Assembly

File No. 208

January Session, 2025

Substitute Senate Bill No. 1317

Senate, March 25, 2025

The Committee on Planning and Development reported through SEN. RAHMAN of the 4th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

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 Section 7-148aa of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):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

This act shall take effect as follows and shall amend the following sections:		
Section 1	*October 1, 2025*	7-148aa

PD *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 26 $	FY 27 $
All Municipalities	Potential Revenue Gain	See Below	See Below

Explanation

The bill makes certain unpaid fines a lien on the affected real estate. This may result in a potential revenue gain to municipalities beginning in FY 26 to the extent that additional liens are issued, and debt is collected.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation and number of liens issued.

OLR Bill Analysis

sSB 1317

AN ACT CONCERNING LIENS FOR VIOLATIONS OF THE HOUSING CODE.

SUMMARY

By law, municipalities may adopt ordinances establishing fines of up to $250 for violating local ordinances on maintaining safe and sanitary housing. This bill makes unpaid fines imposed under these municipal ordinances a lien on the affected real estate from the date of the fine, just as existing law provides for unpaid fines for blight and zoning violations. The lien takes precedence over all other liens filed after July 1, 1997, and encumbrances, except taxes. It can be continued, recorded, enforced, and released in the same way as a property tax lien.

EFFECTIVE DATE: October 1, 2025

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute
Yea 20 Nay 0 (03/07/2025)