General Assembly

Raised Bill No. 1317

January Session, 2025

LCO No. **4468**

Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING LIENS FOR VIOLATIONS OF THE HOUSING CODE OR PUBLIC PLACE ORDINANCES.

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 Section 7-148aa of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):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, requiring the maintenance of safe and sanitary housing or regulating the use of any public place, adopted pursuant to subparagraph (H) **[**(xv)**]** 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

Statement of Purpose:

To specify that any unpaid penalty for a housing code violation or violation of public place ordinance shall constitute a lien upon the real estate against which the penalty was imposed from the date of such penalty.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]