



DRAFT

General Assembly

**Amendment**

January Session, 2023

LCO No. 8553

Offered by:

REP. ROJAS, 9<sup>th</sup> Dist.

REP. LUXENBERG, 12<sup>th</sup> Dist.

To: Subst. House Bill No. 6781

File No. 208

Cal. No. 156

**"AN ACT ADDRESSING HOUSING AFFORDABILITY FOR RESIDENTS IN THE STATE."**

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

3 Section 1. 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4 section 7-148 of the general statutes is repealed and the following is  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 not  
8 to exceed two thousand dollars per violation, provided any owner  
9 assessed a civil penalty pursuant to this subparagraph shall have a right  
10 of appeal to the zoning board of appeals of the municipality, or to the  
11 chief executive officer of the municipality if such municipality has not  
12 established a zoning board of appeals, upon the grounds that such  
13 violation was caused solely by a tenant's reckless or wilful act;

14 (ii) Regulate the mode of using any buildings when such regulations

15 seem expedient for the purpose of promoting the safety, health, morals  
16 and general welfare of the inhabitants of the municipality;

17 (iii) Regulate and prohibit the moving of buildings upon or through  
18 the streets or other public places of the municipality, and cause the  
19 removal and demolition of unsafe buildings and structures;

20 (iv) Regulate and provide for the licensing of parked trailers when  
21 located off the public highways, and trailer parks or mobile  
22 manufactured home parks, except as otherwise provided by special act  
23 and except where there exists a local zoning commission so empowered;

24 (v) Establish lines beyond which no buildings, steps, stoop, veranda,  
25 billboard, advertising sign or device or other structure or obstruction  
26 may be erected;

27 (vi) Regulate and prohibit the placing, erecting or keeping of signs,  
28 awnings or other things upon or over the sidewalks, streets and other  
29 public places of the municipality;

30 (vii) Regulate plumbing and house drainage;

31 (viii) Prohibit or regulate the construction of dwellings, apartments,  
32 boarding houses, hotels, commercial buildings, youth camps or  
33 commercial camps and commercial camping facilities in such  
34 municipality unless the sewerage facilities have been approved by the  
35 authorized officials of the municipality;

36 Sec. 2. (NEW) (*Effective October 1, 2023*) (a) As used in this section,  
37 "walk-through" means a joint physical inspection of the dwelling unit  
38 by the landlord and the tenant, or their designees, for the purpose of  
39 noting and listing any observed conditions within the dwelling unit. On  
40 and after January 1, 2024, upon or after the entry into a rental agreement  
41 but prior to the tenant's occupancy of a dwelling unit, a landlord shall  
42 offer such tenant the opportunity to conduct a walk-through of the  
43 dwelling unit. If the tenant requests such a walk-through, the landlord  
44 and tenant, or their designees, shall use a copy of the preoccupancy  
45 walk-through checklist prepared by the Commissioner of Housing

46 under subsection (c) of this section. The landlord and the tenant, or their  
47 designees, shall specifically note on the walk-through checklist any  
48 existing conditions, defects or damages to the dwelling unit present at  
49 the time of the walk-through. After the walk-through, the landlord and  
50 the tenant, or their designees, shall sign duplicate copies of the walk-  
51 through checklist and each shall receive a copy.

52 (b) Upon the tenant's vacating of the dwelling unit, the landlord may  
53 not retain any part of the security deposit collected under chapter 831 of  
54 the general statutes or seek payment from the tenant for any condition,  
55 defect or damage that was noted in the preoccupancy walk-through  
56 checklist. Such walk-through checklist shall be admissible, subject to the  
57 rules of evidence, but shall not be conclusive, as evidence of the  
58 condition of the dwelling unit at the beginning of a tenant's occupancy  
59 in any administrative or judicial proceeding.

60 (c) Not later than December 1, 2023, the Commissioner of Housing  
61 shall (1) prepare a standardized preoccupancy walk-through checklist  
62 for any landlord and tenant to use to document the condition of any  
63 dwelling unit during a preoccupancy walk-through under subsection  
64 (a) of this section, and (2) make such checklist available on the  
65 Department of Housing's Internet web site.

66 (d) The provisions of this section shall not apply to any tenancy under  
67 a rental agreement entered into prior to January 1, 2024.

68 Sec. 3. Section 47a-1 of the general statutes is repealed and the  
69 following is substituted in lieu thereof (*Effective October 1, 2023*):

70 As used in this chapter, [and] sections 47a-21, 47a-23 to 47a-23c,  
71 inclusive, as amended by this act, 47a-26a to 47a-26g, inclusive, 47a-35  
72 to 47a-35b, inclusive, 47a-41a, 47a-43, [and] 47a-46 and [section] 47a-7b  
73 and sections 2 and 4 of this act:

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

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

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

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

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

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

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

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

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

105 (j) "Roomer" means a person occupying a dwelling unit, which unit  
106 does not include a refrigerator, stove, kitchen sink, toilet and shower or

107 bathtub and one or more of these facilities are used in common by other  
108 occupants in the structure.

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

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

118 (m) "Tenement house" means any house or building, or portion  
119 thereof, which is rented, leased or hired out to be occupied, or is  
120 arranged or designed to be occupied, or is occupied, as the home or  
121 residence of three or more families, living independently of each other,  
122 and doing their cooking upon the premises, and having a common right  
123 in the halls, stairways or yards.

124 Sec. 4. (NEW) (*Effective October 1, 2023*) (a) As used in this section,  
125 "tenant screening report" means a credit report, a criminal background  
126 report, an employment history report, a rental history report or any  
127 combination thereof, used by a landlord to determine the suitability of  
128 a prospective tenant.

129 (b) No landlord may demand from a prospective tenant any  
130 payment, fee or charge for the processing, review or acceptance of any  
131 rental application, or demand any other payment, fee or charge before  
132 or at the beginning of the tenancy, except a security deposit pursuant to  
133 section 47a-21 of the general statutes, as amended by this act, advance  
134 payment for the first month's rent or a deposit for a key or any special  
135 equipment, or a fee for a tenant screening report as provided in  
136 subsection (c) of this section. No landlord may charge a tenant a move-  
137 in or move-out fee.

138 (c) On and after October 1, 2023, a landlord may charge a fee not

139 exceeding fifty dollars plus an adjustment reflecting any increase in the  
140 consumer price index for urban consumers, as determined by the  
141 Commissioner of Housing on an annual basis, for a tenant screening  
142 report concerning a prospective tenant.

143 (d) A landlord that charges a fee for a tenant screening report  
144 concerning a prospective tenant shall provide the prospective tenant  
145 with (1) a copy of the tenant screening report, or if the landlord is  
146 prohibiting from providing such a copy, information concerning such  
147 report that would allow such tenant to request a copy of such report  
148 from the service provider that produced such report, and (2) a copy of  
149 the receipt or invoice from the entity conducting the tenant screening  
150 report concerning the prospective tenant.

151 Sec. 5. Subsection (a) of section 47a-4 of the general statutes is  
152 repealed and the following is substituted in lieu thereof (*Effective October*  
153 *1, 2023*):

154 (a) A rental agreement shall not provide that the tenant: (1) Agrees to  
155 waive or forfeit rights or remedies under this chapter and sections 47a-  
156 21, as amended by this act, 47a-23 to 47a-23b, inclusive 47a-26 to 47a-  
157 26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46,  
158 or under any section of the general statutes or any municipal ordinance  
159 unless such section or ordinance expressly states that such rights may  
160 be waived; (2) authorizes the landlord to confess judgment on a claim  
161 arising out of the rental agreement; (3) agrees to the exculpation or  
162 limitation of any liability of the landlord arising under law or to  
163 indemnify the landlord for that liability or the costs connected  
164 therewith; (4) agrees to waive his right to the interest on the security  
165 deposit pursuant to section 47a-21, as amended by this act; (5) agrees to  
166 permit the landlord to dispossess him without resort to court order; (6)  
167 consents to the distraint of his property for rent; (7) agrees to pay the  
168 landlord's attorney's fees in excess of fifteen per cent of any judgment  
169 against the tenant in any action in which money damages are awarded;  
170 (8) agrees to pay a late charge prior to the expiration of the grace period  
171 set forth in section 47a-15a, as amended by this act, or to pay rent in a  
172 reduced amount if such rent is paid prior to the expiration of such grace

173 period; (9) agrees to pay a late charge on rent payments made  
174 subsequent to such grace period in an amount exceeding the amounts  
175 set forth in section 47a-15a, as amended by this act; or [(9)] (10) agrees  
176 to pay a heat or utilities surcharge if heat or utilities is included in the  
177 rental agreement.

178 Sec. 6. Section 47a-15a of the general statutes is repealed and the  
179 following is substituted in lieu thereof (*Effective October 1, 2023*):

180 (a) If rent is unpaid when due and the tenant fails to pay rent within  
181 nine days thereafter or, in the case of a one-week tenancy, within four  
182 days thereafter, the landlord may terminate the rental agreement in  
183 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive.  
184 For purposes of this section, "grace period" means the nine-day or four-  
185 day time periods identified in this subsection, as applicable.

186 (b) If a rental agreement contains a valid written agreement to pay a  
187 late charge in accordance with subsection (a) of section 47a-4, as  
188 amended by this act, a landlord may assess a tenant such a late charge  
189 on a rent payment made subsequent to the grace period in accordance  
190 with this section. Such late charge may not exceed the lesser of (1) five  
191 dollars per day, up to a maximum of fifty dollars, or (2) five per cent of  
192 the delinquent rent payment or, in the case of a rental agreement paid  
193 in whole or in part by a governmental or charitable entity, five per cent  
194 of the tenant's share of the delinquent rent payment. The landlord may  
195 not assess more than one late charge upon a delinquent rent payment,  
196 regardless of how long the rent remains unpaid. Any rent payments  
197 received by the landlord shall be applied first to the most recent rent  
198 payment due.

199 Sec. 7. 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 eighty 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, (2) any individual who is served  
212 a writ, summons and complaint in a summary process action instituted  
213 pursuant to chapter 832, or [(B) have] (3) any individual who receives a  
214 certificate or voucher from a rental assistance program or federal  
215 [Section 8] Housing Choice Voucher program. Under the security  
216 deposit guarantee program, the [Commissioner of Housing]  
217 commissioner may provide security deposit guarantees for use by  
218 [such] persons who are eligible pursuant to this subsection in lieu of a  
219 security deposit on a rental dwelling unit. Eligible persons may receive  
220 a security deposit guarantee in an amount not to exceed the equivalent  
221 of two months' rent on such rental unit. No person may apply for and  
222 receive a security deposit guarantee more than once in any [eighteen-  
223 month] twenty-four-month period without the express authorization of  
224 the [Commissioner of Housing] commissioner, except as provided in  
225 subsection (b) of this section. The [Commissioner of Housing]  
226 commissioner may deny eligibility for the [security deposit guarantee]  
227 program to an applicant for whom the commissioner has paid [two] one  
228 or more claims by landlords. The [Commissioner of Housing]  
229 commissioner shall prioritize the provision of security deposit  
230 guarantees to eligible veterans and may establish priorities for  
231 providing security deposit guarantees to other eligible persons  
232 described in [subparagraphs (A) and (B) of subdivision (2)] subdivisions  
233 (1) to (3), inclusive, of this subsection in order to administer the program  
234 within available appropriations.

235 (b) In the case of any person who qualifies for a guarantee, the  
236 [Commissioner of Housing] commissioner, or any local or regional  
237 nonprofit corporation or social service organization under contract with  
238 the Department of Housing to assist in the administration of the  
239 [security deposit guarantee] program established pursuant to  
240 subsection (a) of this section, may execute a written agreement to pay



241 the landlord for any damages suffered by the landlord due to the  
242 tenant's failure to comply with such tenant's obligations, as defined in  
243 section 47a-21, as amended by this act, provided the amount of any such  
244 payment shall not exceed the amount of the requested security deposit.  
245 Notwithstanding the provisions of subsection (a) of this section, if a  
246 person who has previously received a grant for a security deposit or a  
247 security deposit guarantee becomes eligible for a subsequent security  
248 deposit guarantee [within eighteen] not later than twenty-four months  
249 after a claim has been paid on a prior security deposit guarantee, such  
250 person may receive a security deposit guarantee. The amount of the  
251 subsequent security deposit guarantee for which such person would  
252 otherwise have been eligible shall be reduced by (1) any amount of a  
253 previous grant which has not been returned to the department pursuant  
254 to section 47a-21, as amended by this act, or (2) the amount of any  
255 payment made to the landlord for damages pursuant to this subsection.

256 (c) Any payment made pursuant to this section to any person  
257 receiving temporary family assistance, aid under the state supplement  
258 program or state-administered general assistance shall not be deducted  
259 from the amount of assistance to which the recipient would otherwise  
260 be entitled.

261 (d) On and after July 1, 2000, no special need or special benefit  
262 payments shall be made by the commissioner for security deposits from  
263 the temporary family assistance, state supplement, or state-  
264 administered general assistance programs.

265 (e) The [Commissioner of Housing] commissioner may, within  
266 available appropriations, on a case-by-case basis, provide a security  
267 deposit grant to a person eligible for the [security deposit guarantee]  
268 program established under subsection (a) of this section, in an amount  
269 not to exceed the equivalent of one month's rent on such rental unit,  
270 provided the commissioner determines that emergency circumstances  
271 exist which threaten the health, safety or welfare of a child who resides  
272 with such person. Such person shall not be eligible for more than one  
273 such grant without the authorization of said commissioner. Nothing in  
274 this section shall preclude the approval of such one-month security

275 deposit grant in conjunction with a one-month security deposit  
276 guarantee.

277 (f) The [Commissioner of Housing] commissioner may provide a  
278 security deposit grant to a person receiving such grant through any local  
279 or regional nonprofit corporation or social service organization under  
280 an existing contract with the Department of Housing to assist in the  
281 administration of the security deposit program. [, but in no event shall  
282 a payment be authorized after October 1, 2000.] Nothing in this section  
283 shall preclude the commissioner from entering into a contract with one  
284 or more local or regional nonprofit corporations or social service  
285 organizations for the purpose of issuing security deposit guarantees.

286 (g) A landlord may submit a claim for damages not later than [forty-  
287 five] twenty days after the date of termination of the tenancy. Payment  
288 shall be made only for a claim that includes receipts for repairs made.  
289 No claim shall be paid for an apartment from which a tenant vacated  
290 because substandard conditions made the apartment uninhabitable, as  
291 determined by a local, state or federal regulatory agency.

292 (h) Any person with income exceeding one hundred fifty per cent of  
293 the federal poverty level, who is found eligible to receive a security  
294 deposit guarantee under this section and for whom the commissioner  
295 has paid a claim by a landlord, shall contribute [five] fifty per cent of  
296 one month's rent to the payment of the security deposit. The  
297 commissioner may waive such payment for good cause.

298 (i) The [Commissioner of Housing] commissioner shall adopt  
299 regulations, in accordance with the provisions of chapter 54, to  
300 administer the program established pursuant to this section and to set  
301 eligibility criteria for the program, but may implement the program  
302 while in the process of adopting such regulations provided notice of  
303 intent to adopt the regulations is published [in the Connecticut Law  
304 Journal within ] on the eRegulations System not later than twenty days  
305 after implementation.

306 Sec. 8. (*Effective July 1, 2023*) The sum of five million dollars is  
307 appropriated to the Department of Housing from the General Fund, for

308 the fiscal year ending June 30, 2024, for the administration of the security  
309 deposit guarantee program.

310 Sec. 9. Section 47a-23c of the general statutes is repealed and the  
311 following is substituted in lieu thereof (*Effective October 1, 2023*):

312 (a) (1) Except as provided in subdivision (2) of this subsection, this  
313 section applies to any tenant who resides in a building or complex  
314 consisting of five or more separate dwelling units or who resides in a  
315 mobile manufactured home park and who is either: (A) Sixty-two years  
316 of age or older, or whose spouse, sibling, parent or grandparent is sixty-  
317 two years of age or older and permanently resides with that tenant, or  
318 (B) a person with a physical or mental disability, as defined in  
319 subdivision [(8)] (12) of section 46a-64b or whose spouse, sibling, child,  
320 parent or grandparent is a person with a physical or mental disability  
321 who permanently resides with that tenant, but only if such disability can  
322 be expected to result in death or to last for a continuous period of at least  
323 twelve months.

324 (2) With respect to tenants in common interest communities, this  
325 section applies only to (A) a conversion tenant, as defined in subsection  
326 (3) of section 47-283, who (i) is described in subdivision (1) of this  
327 subsection, or (ii) is not described in subdivision (1) of this subsection  
328 but, during a transition period, as defined in subsection (4) of section 47-  
329 283, is residing in a conversion condominium created after May 6, 1980,  
330 or in any other conversion common interest community created after  
331 December 31, 1982, or (iii) is not described in subdivision (1) of this  
332 subsection but is otherwise protected as a conversion tenant by public  
333 act 80-370, and (B) a tenant who is not a conversion tenant but who is  
334 described in subdivision (1) of this subsection if his landlord owns five  
335 or more dwelling units in the common interest community in which the  
336 dwelling unit is located.

337 (3) As used in this section, "tenant" includes each resident of a mobile  
338 manufactured home park, as defined in section 21-64, including a  
339 resident who owns his own home, "landlord" includes a "licensee" and  
340 an "owner" of a mobile manufactured home park, as defined in section

341 21-64, "complex" means two or more buildings on the same or  
342 contiguous parcels of real property under the same ownership, and  
343 "mobile manufactured home park" means a parcel of real property, or  
344 contiguous parcels of real property under the same ownership, upon  
345 which five or more mobile manufactured homes occupied for  
346 residential purposes are located.

347 (b) (1) No landlord may bring an action of summary process or other  
348 action to dispossess a tenant described in subsection (a) of this section  
349 except for one or more of the following reasons: (A) Nonpayment of  
350 rent; (B) refusal to agree to a fair and equitable rent increase, as defined  
351 in subsection (c) of this section; (C) material noncompliance with section  
352 47a-11 or subsection (b) of section 21-82, which materially affects the  
353 health and safety of the other tenants or which materially affects the  
354 physical condition of the premises; (D) voiding of the rental agreement  
355 pursuant to section 47a-31, or material noncompliance with the rental  
356 agreement; (E) material noncompliance with the rules and regulations  
357 of the landlord adopted in accordance with section 47a-9 or 21-70, as  
358 amended by this act; (F) permanent removal by the landlord of the  
359 dwelling unit of such tenant from the housing market; or (G) bona fide  
360 intention by the landlord to use such dwelling unit as his principal  
361 residence.

362 (2) The ground stated in subparagraph (G) of subdivision (1) of this  
363 subsection is not available to the owner of a dwelling unit in a common  
364 interest community occupied by a conversion tenant.

365 (3) A tenant may not be dispossessed for a reason described in  
366 subparagraph (B), (F) or (G) of subdivision (1) of this subsection during  
367 the term of any existing rental agreement.

368 (c) (1) The rent of a tenant protected by this section may be increased  
369 only to the extent that such increase is fair and equitable, based on the  
370 criteria set forth in section 7-148c.

371 (2) Any such tenant aggrieved by a rent increase or proposed rent  
372 increase may file a complaint with the fair rent commission, if any, for  
373 the town, city or borough where his dwelling unit or mobile

374 manufactured home park lot is located; or, if no such fair rent  
375 commission exists, may bring an action in the Superior Court to contest  
376 the increase. In any such court proceeding, the court shall determine  
377 whether the rent increase is fair and equitable, based on the criteria set  
378 forth in section 7-148c.

379 (d) A landlord, to determine whether a tenant is a protected tenant,  
380 as described in subdivision (1) of subsection (a) of this section, may  
381 request proof of such protected status. On such request, any tenant  
382 claiming protection shall provide proof of the protected status within  
383 thirty days. The proof shall include a statement of a physician or an  
384 advanced practice registered nurse in the case of alleged blindness or  
385 other physical disability.

386 (e) (1) On and after January 1, 2024, whenever a dwelling unit located  
387 in a building or complex consisting of five or more separate dwelling  
388 units or in a mobile manufactured home park is rented to, or a rental  
389 agreement is entered into or renewed with, a tenant, the landlord of  
390 such dwelling unit or such landlord's agent shall provide such tenant  
391 with written notice of the provisions of subsections (b) and (c) of this  
392 section in a form as described in subdivision (2) of this subsection.

393 (2) Not later than December 1, 2023, the Commissioner of Housing  
394 shall create a notice that shall be used by landlords, pursuant to  
395 subdivision (1) of this subsection, to inform tenants of the rights  
396 provided to protected tenants under subsections (b) and (c) of this  
397 section. Such notice shall be a one-page, plain-language summary of  
398 such rights and shall be available in both English and Spanish. Not later  
399 than December 1, 2023, such notice shall be posted on the Department  
400 of Housing's Internet web site.

401 (3) Not later than December 1, 2028, the commissioner shall (i)  
402 translate the notice required under subdivision (2) of this subsection  
403 into the five most commonly spoken languages in the state, as  
404 determined by the commissioner, and (ii) post such translations on the  
405 Department of Housing's Internet web site not later than December 1,  
406 2028.

407 Sec. 10. Subsection (a) of section 8-41 of the general statutes is  
408 repealed and the following is substituted in lieu thereof (*Effective October*  
409 *1, 2023*):

410 (a) For purposes of this section, a "tenant of the authority" means a  
411 tenant who lives in housing owned or managed by a housing authority  
412 or who is receiving housing assistance in a housing program directly  
413 administered by such authority. When the governing body of a  
414 municipality other than a town adopts a resolution as described in  
415 section 8-40, it shall promptly notify the chief executive officer of such  
416 adoption. Upon receiving such notice, the chief executive officer shall  
417 appoint five persons who are residents of [said] such municipality as  
418 commissioners of the authority, except that the chief executive officer  
419 may appoint two additional persons who are residents of the  
420 municipality if (1) the authority operates more than three thousand  
421 units, or (2) upon the appointment of a tenant commissioner pursuant  
422 to subsection (c) of this section, the additional appointments are  
423 necessary to achieve compliance with 24 CFR 964.415 or section 9-167a.  
424 If the governing body of a town adopts such a resolution, such body  
425 shall appoint five persons who are residents of [said] such town as  
426 commissioners of the authority created for such town, except that such  
427 body may appoint two additional persons who are residents of the town  
428 if, upon the appointment of a tenant commissioner pursuant to  
429 subsection (c) of this section, the additional appointments are necessary  
430 to achieve compliance with 24 CFR 964.415 or section 9-167a. The  
431 commissioners who are first so appointed shall be designated to serve  
432 for a term of either one, two, three, four or five years, except that if the  
433 authority has five members, the terms of not more than one member  
434 shall expire in the same year. Terms shall commence on the first day of  
435 the month next succeeding the date of their appointment, and annually  
436 thereafter a commissioner shall be appointed to serve for five years  
437 except that any vacancy which may occur because of a change of  
438 residence by a commissioner, removal of a commissioner, resignation or  
439 death shall be filled for the unexpired portion of the term. If a governing  
440 body increases the membership of the authority on or after July 1, 1995,  
441 such governing body shall, by resolution, provide for a term of five

442 years for each such additional member. The term of the chairman shall  
443 be three years. At least one of such commissioners of an authority  
444 having five members, and at least two of such commissioners of an  
445 authority having more than five members, shall be a tenant or tenants  
446 of the authority selected pursuant to subsection (c) of this section. If, on  
447 October 1, 1979, a municipality has adopted a resolution as described in  
448 section 8-40, but has no tenants serving as commissioners, the chief  
449 executive officer of a municipality other than a town or the governing  
450 body of a town shall appoint a tenant who meets the qualifications set  
451 out in this section as a commissioner of such authority when the next  
452 vacancy occurs. No commissioner of an authority may hold any public  
453 office in the municipality for which the authority is created. A  
454 commissioner shall hold office until [said] such commissioner's  
455 successor is appointed and has qualified. Not later than January 1, 2024,  
456 each commissioner who is serving on said date and, thereafter, upon  
457 appointment, each newly appointed commissioner who is not a  
458 reappointed commissioner, shall participate in a training for housing  
459 authority commissioners provided by an industry-recognized training  
460 provider. A certificate of the appointment or reappointment of any  
461 commissioner shall be filed with the clerk and shall be conclusive  
462 evidence of the legal appointment of such commissioner, after said  
463 commissioner has taken an oath in the form prescribed in the first  
464 paragraph of section 1-25. The powers of each authority shall be vested  
465 in the commissioners thereof. Three commissioners shall constitute a  
466 quorum if the authority consists of five commissioners. Four  
467 commissioners shall constitute a quorum if the authority consists of  
468 more than five commissioners. Action may be taken by the authority  
469 upon a vote of not less than a majority of the commissioners present [ ]  
470 unless the bylaws of the authority require a larger number. The chief  
471 executive officer, or, in the case of an authority for a town, the governing  
472 body of the town, shall designate which of the commissioners shall be  
473 the first chairman, but when the office of chairman of the authority  
474 becomes vacant, the authority shall select a chairman from among its  
475 commissioners. An authority shall select from among its commissioners  
476 a vice chairman, and it may employ a secretary, who shall be executive  
477 director, and technical experts and such other officers, agents and

478 employees, permanent and temporary, as it requires, and shall  
479 determine their qualifications, duties and compensation, provided, in  
480 municipalities having a civil service law, all appointments and  
481 promotions, except the employment of the secretary, shall be based on  
482 examinations given and lists prepared under such law, and, except so  
483 far as may be inconsistent with the terms of this chapter, such civil  
484 service law and regulations adopted thereunder shall apply to such  
485 housing authority and its personnel. For such legal services as it  
486 requires, an authority may employ its own counsel and legal staff. An  
487 authority may delegate any of its powers and duties to one or more of  
488 its agents or employees. A commissioner, or any employee of the  
489 authority who handles its funds, shall be required to furnish an  
490 adequate bond. The commissioners shall serve without compensation,  
491 but shall be entitled to reimbursement for their actual and necessary  
492 expenses incurred in the performance of their official duties.

493 Sec. 11. Section 8-68f of the general statutes is repealed and the  
494 following is substituted in lieu thereof (*Effective October 1, 2023*):

495 Each housing authority [~~which~~] that receives financial assistance  
496 under any state housing program, and the Connecticut Housing Finance  
497 Authority or its subsidiary when said authority or subsidiary is the  
498 successor owner of housing previously owned by a housing authority  
499 under part II or part VI of this chapter, shall, for housing which it owns  
500 and operates, (1) provide each of its tenants with a written lease, (2)  
501 provide each of its tenants, at the time the tenant signs an initial lease  
502 and annually thereafter, with contact information for the management  
503 of the housing authority, the local health department and the  
504 Commission on Human Rights and Opportunities, and a copy of the  
505 guidance concerning the rights and responsibilities of landlords and  
506 tenants that is posted on the Internet web site of the judicial branch, (3)  
507 adopt a procedure for hearing tenant complaints and grievances, [(3)]  
508 (4) adopt procedures for soliciting tenant comment on proposed  
509 changes in housing authority policies and procedures, including  
510 changes to its lease and to its admission and occupancy policies, and  
511 [(4)] (5) encourage tenant participation in the housing authority's  
512 operation of state housing programs, including, where appropriate, the



513 facilitation of tenant participation in the management of housing  
514 projects. If such housing authority or the Connecticut Housing Finance  
515 Authority or its subsidiary operates both a federal and a state-assisted  
516 housing program, it shall use the same procedure for hearing tenant  
517 grievances in both programs. The Commissioner of Housing shall adopt  
518 regulations, in accordance with the provisions of chapter 54, to establish  
519 uniform minimum standards for the requirements in this section.

520 Sec. 12. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of  
521 Housing shall, within existing appropriations, develop standardized  
522 rental agreement forms that may be used by landlords and tenants in  
523 the state. Such forms shall contain the essential terms of a rental  
524 agreement between any landlord and any tenant, be designed to be  
525 easily read and understood and include plain language explanations of  
526 all terms and conditions of the agreement, including, but not limited to,  
527 rent, fees, deposits and other charges. The commissioner shall make  
528 such forms available in both English and Spanish and shall post such  
529 forms on the Department of Housing's Internet web site not later than  
530 July 1, 2024, and shall revise such forms from time to time, at the  
531 commissioner's discretion.

532 (b) Not later than December 1, 2028, the commissioner shall (1)  
533 translate the forms developed pursuant to subsection (a) of this section  
534 into the five most commonly spoken languages in the state, as  
535 determined by the commissioner, and (2) post such translations on the  
536 Department of Housing's Internet web site not later than December 1,  
537 2028.

538 Sec. 13. Section 47a-58 of the general statutes is repealed and the  
539 following is substituted in lieu thereof (*Effective October 1, 2023*):

540 (a) Any enforcing agency may issue a notice of violation to any  
541 person who violates any provision of this chapter or a provision of a  
542 local housing code. If an enforcing agency issues an order to a registrant,  
543 such order may be delivered in accordance with section 7-148ii,  
544 provided nothing in this section shall preclude an enforcing agency  
545 from providing notice in another manner permitted by applicable law.

546 Such notice shall specify each violation and specify the last day by which  
547 such violation shall be corrected. The date specified shall not be less than  
548 three weeks from the date of mailing of such notice, provided that in the  
549 case of a condition, which in the judgment of the enforcing agency is or  
550 in its effect is dangerous or detrimental to life or health, the date  
551 specified shall not be more than five days from the date of mailing of  
552 such notice. The enforcing agency may postpone the last day by which  
553 a violation shall be corrected upon a showing by the owner or other  
554 responsible person that he has begun to correct the violation but that  
555 full correction of the violation cannot be completed within the time  
556 provided because of technical difficulties, inability to obtain necessary  
557 materials or labor or inability to gain access to the dwelling unit wherein  
558 the violation exists.

559 (b) When the owner or other responsible person has corrected such  
560 violation, the owner or other responsible person shall promptly, but not  
561 later than two weeks after such correction, report to the enforcing  
562 agency in writing, indicating the date when each violation was  
563 corrected. It shall be presumed that the violation was corrected on the  
564 date so indicated, unless a subsequent inspection by the enforcing  
565 agency again reveals the existence of the condition giving rise to the  
566 earlier notice of violation.

567 (c) Any person who fails to correct any violation prior to the date set  
568 forth in the notice of violation shall be subject to a cumulative civil  
569 penalty of five dollars per day for each violation from the date set for  
570 correction in the notice of violation to the date such violation is  
571 corrected, except that in any case, the penalty shall not exceed one  
572 hundred dollars per day and the total penalty shall not exceed seven  
573 thousand five hundred dollars. The penalty may be collected by the  
574 enforcing agency by action against the owner or other responsible  
575 person or by an action against the real property. An action against the  
576 owner may be joined with an action against the real property.

577 (d) In addition to the penalties specified in this section, the enforcing  
578 agency may enforce the provisions of this chapter or a local housing  
579 code by injunctive relief pursuant to chapter 916.

580 (e) (1) Any penalty imposed by an enforcing agency pursuant to the  
581 provisions of subsection (c) of this section, and remaining unpaid for a  
582 period of sixty days after its due date, shall constitute a lien upon the  
583 real property against which the penalty was imposed, provided a notice  
584 of violation is recorded in the land records and indexed in the name of  
585 the property owner no later than thirty days after the penalty was  
586 imposed.

587 (2) Each such notice of violation shall be effective from the time of the  
588 recording on the land records. Each lien shall take precedence over all  
589 transfers and encumbrances recorded after such time.

590 (3) Any municipal lien pursuant to the provisions of this section may  
591 be foreclosed in the same manner as a mortgage.

592 (4) Any municipal lien pursuant to this section may be discharged or  
593 dissolved in the manner provided in sections 49-35a to 49-37, inclusive.

594 (f) Any enforcing agency imposing a penalty pursuant to subsection  
595 (c) of this section shall maintain a current record of all properties with  
596 respect to which such penalty remains unpaid in the office of such  
597 agency. Such record shall be available for inspection by the public.

598 (g) Each enforcing agency empowered to enforce any provision of  
599 this chapter or any provision of a local housing code shall create and  
600 make available housing code violation complaint forms, written in both  
601 English and Spanish, for use by any occupant of a dwelling unit seeking  
602 to file a complaint against the owner of such unit, or other responsible  
603 party, concerning such violations.

604 Sec. 14. Section 8-68d of the general statutes is repealed and the  
605 following is substituted in lieu thereof (*Effective October 1, 2023*):

606 Each housing authority shall submit a report to the Commissioner of  
607 Housing and the chief executive officer of the municipality in which the  
608 authority is located not later than March first, annually. The report shall  
609 contain (1) an inventory of all existing housing owned or operated by  
610 the authority, including the total number, types and sizes of rental units

611 and the total number of occupancies and vacancies in each housing  
612 project or development, and a description of the condition of such  
613 housing, (2) a description of any new construction projects being  
614 undertaken by the authority and the status of such projects, (3) the  
615 number and types of any rental housing sold, leased or transferred  
616 during the period of the report which is no longer available for the  
617 purpose of low or moderate income rental housing, (4) the results of the  
618 authority's annual audit conducted in accordance with section 4-231 if  
619 required by said section, and [(4)] (5) such other information as the  
620 commissioner may require by regulations adopted in accordance with  
621 the provisions of chapter 54.

622 Sec. 15. Subsections (a) and (b) of section 47a-6a of the general statutes  
623 are repealed and the following is substituted in lieu thereof (*Effective*  
624 *October 1, 2023*):

625 (a) As used in this section, (1) "address" means a location as described  
626 by the full street number, if any, the street name, the city or town, and  
627 the state, and not a mailing address such as a post office box, (2)  
628 "dwelling unit" means any house or building, or portion thereof, which  
629 is rented, leased or hired out to be occupied, or is arranged or designed  
630 to be occupied, or is occupied, as the home or residence of one or more  
631 persons, living independently of each other, and doing their cooking  
632 upon the premises, and having a common right in the halls, stairways  
633 or yards, (3) "agent in charge" or "agent" means one who manages real  
634 estate, including, but not limited to, the collection of rents and  
635 supervision of property, (4) "controlling participant" means an  
636 individual [or entity] that exercises day-to-day financial or operational  
637 control, and (5) "project-based housing provider" means a property  
638 owner who contracts with the United States Department of Housing and  
639 Urban Development to provide housing to tenants under the federal  
640 Housing Choice Voucher Program, 42 USC 1437f(o).

641 (b) Any municipality may require the nonresident owner or project-  
642 based housing provider of occupied or vacant rental real property to  
643 [maintain on file in the office of] report to the tax assessor, or other  
644 municipal office designated by the municipality, the current residential

645 address of the nonresident owner or project-based housing provider of  
646 such property [,] if the nonresident owner or project-based housing  
647 provider is an individual, or the current residential address of the agent  
648 in charge of the building [,] if the nonresident owner or project-based  
649 housing provider is a corporation, partnership, trust or other legally  
650 recognized entity owning rental real property in the state. [In the case  
651 of a] If the nonresident owners or project-based housing [provider, such  
652 information] providers are a corporation, partnership, trust or other  
653 legally recognized entity owning rental real property in the state, such  
654 report shall also include identifying information and the current  
655 residential address of each controlling participant associated with the  
656 property. [, except that, if such controlling participant is a corporation,  
657 partnership, trust or other legally recognized entity, the project-based  
658 housing provider shall include the identifying information and the  
659 current residential address of an individual who exercises day-to-day  
660 financial or operational control of such entity.] If such residential  
661 address changes, notice of the new residential address shall be provided  
662 by such nonresident owner, project-based housing provider or agent in  
663 charge of the building to the office of the tax assessor or other designated  
664 municipal office not more than twenty-one days after the date that the  
665 address change occurred. If the nonresident owner, project-based  
666 housing provider or agent fails to file an address under this section, the  
667 address to which the municipality mails property tax bills for the rental  
668 real property shall be deemed to be the nonresident owner, project-  
669 based housing provider or agent's current address. Such address may  
670 be used for compliance with the provisions of subsection (c) of this  
671 section.

672 Sec. 16. (NEW) (*Effective October 1, 2023*) (a) There shall be an Office  
673 of Responsible Growth within the Intergovernmental Policy Division of  
674 the Office of Policy and Management.

675 (b) The Office of Responsible Growth shall be responsible for the  
676 following:

677 (1) Collecting, analyzing and disseminating information to assist in  
678 the ongoing development of responsible growth goals for the Governor,

679 Continuing Committee on State Planning and Development, state and  
680 regional agencies, local governments and the public;

681 (2) Coordinating the development of state agency policy, planning  
682 and programming to improve outcomes and make efficient use of state  
683 resources and expertise through the development and implementation  
684 of the state plan of conservation and development pursuant to chapters  
685 297 and 297a of the general statutes;

686 (3) Administering the Connecticut Environmental Policy Act, as set  
687 forth in sections 22a-1 through 22a-1h, inclusive, of the general statutes,  
688 and

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 groups such as the Advisory  
696 Commission on Intergovernmental Relations and the State Water  
697 Planning Council;

698 (7) Administering responsible growth and transit-oriented  
699 development and regional performance incentive grant programs; and

700 (8) Other duties as deemed appropriate by the Secretary of Policy and  
701 Management to address current and emerging development and  
702 conservation issues.

703 (c) The secretary shall designate a member of the secretary's staff to  
704 serve as the State Responsible Growth Coordinator to oversee the Office  
705 of Responsible Growth.

706 (d) The Office of Responsible Growth established pursuant to this  
707 section shall constitute a successor agency to the office established by  
708 Executive Order No. 15 of Governor M. Jodi Rell, in accordance with

709 section 4-38d of the general statutes.

710 Sec. 17. (NEW) (*Effective July 1, 2023*) (a) As used in this section and  
711 section 18 of this act:

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) "Authority" means the Connecticut Municipal Redevelopment  
717 Authority established in section 8-169ii

718 (3) "Commission", "zoning commission" or "zoning authority" means  
719 a zoning commission, planning commission, planning and zoning  
720 commission, zoning board of appeals or other municipal agency  
721 exercising zoning or planning authority;

722 (4) "Commissioner" means the Commissioner of Housing, unless  
723 otherwise specified;

724 (5) "Dwelling unit" means any house or building, or portion thereof,  
725 which is occupied, is designed to be occupied, or is rented, leased or  
726 hired out to be occupied, as a home or residence of one or more persons;

727 (6) "Low income household" means a person or family with an annual  
728 income less than or equal to eighty per cent of the state median income,  
729 as determined by the United States Department of Housing and Urban  
730 Development;

731 (7) "Very low income household" means a person or family with an  
732 annual income less than or equal to fifty per cent of the state median  
733 income, as determined by the United States Department of Housing and  
734 Urban Development;

735 (8) "Extremely low income household" means a person or family with  
736 an annual income less than or equal to thirty per cent of the state median  
737 income, as determined by the United States Department of Housing and  
738 Urban Development;

739 (9) "Interested party" means a person or entity, which may include a  
740 public housing authority, that seeks to construct housing contributing  
741 to a municipality's fair share allocation if the intended or proposed  
742 development (A) conforms with subdivision (3) or (6) of subsection (a)  
743 of section 8-30g of the general statutes, revision of 1958, revised to  
744 January 1, 2023, or (B) includes not less than twenty per cent of  
745 affordable housing units conveyed by deeds containing affordable  
746 housing covenants or restrictions applying for at least forty years, or a  
747 number of nonage-restricted affordable housing units equal to not less  
748 than five per cent of all units in the development are sold or rented to  
749 persons and families whose income is less than or equal to thirty per  
750 cent of the lesser of state or area median income and the remainder of  
751 the affordable housing units conveyed by deeds containing covenants  
752 or restrictions are sold or rented to persons and families whose income  
753 is less than or equal to eighty per cent of the lesser of state or area  
754 median income, provided at least ten per cent of the deed-restricted  
755 units in such housing have two or more bedrooms;

756 (10) "Median income" is the state median income, as determined by  
757 the United States Department of Housing and Urban Development;

758 (11) "Multifamily housing" means a residential building that contains  
759 three or more dwelling units;

760 (12) "Municipal fair share allocation" means the portion of the  
761 minimum need for affordable housing units in a planning region, as  
762 determined pursuant to subsection (b) of this section, that is allocated to  
763 a municipality located within such planning region;

764 (13) "Municipal fair share goal" means the number of units each  
765 municipality includes in its fair share plan, inclusive of additional bonus  
766 points awarded, as described in subdivision (2) of subsection (c) of this  
767 section;

768 (14) "Municipal fair share plan" means a municipality's plan and  
769 updated zoning regulations and planning documents designed to  
770 achieve its municipal fair share goal;



771 (15) "Planning region" means a planning region of the state, as  
772 defined or redefined by the Secretary of the Office of Policy and  
773 Management or the secretary's designee under the provisions of section  
774 16a-4a of the general statutes, except the Metropolitan and Western  
775 planning regions shall be considered a single planning region;

776 (16) "Rapid transit station" means any public transportation station  
777 serving rail or rapid bus routes;

778 (17) "Regular bus service" means a bus route operated by the  
779 Department of Transportation in the (A) Central Connecticut system, (B)  
780 Hartford Metro Area system, (C) New Haven Metro Area system, (D)  
781 Stamford system, and (E) Greater Waterbury system, or any system with  
782 substantially the same service area as any system enumerated in this  
783 subdivision that may be implemented by the Commissioner of  
784 Transportation on or after July 1, 2023, but not including the Express  
785 system, the 30-Bradley Flyer, and the I-Bus Express.

786 (18) "Secretary" means the Secretary of the Office of Policy and  
787 Management;

788 (19) "Supportive housing" means affordable housing units available  
789 to persons or families who qualify for assistance in accordance with  
790 section 17a-485c of the general statutes; and

791 (18) "Transit-oriented community" means a municipality that has one  
792 or more rapid transit station or regular bus service.

793 (b) (1) Not later than December 1, 2024, the secretary, in consultation  
794 with the Commissioners of Housing and Economic and Community  
795 Development and, as may be determined by the secretary, experts,  
796 advocates and organizations with expertise in affordable housing, fair  
797 housing and planning and zoning, shall establish a methodology for  
798 each municipality's fair share allocation by:

799 (A) Determining the need for affordable housing units in each  
800 planning region; and

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

808 (2) The secretary shall ensure that the fair share allocation  
809 methodology:

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

813 (B) Relies on appropriate metrics of the minimum need for affordable  
814 housing units in a planning region to ensure adequate housing options,  
815 including the number of extremely low income households in the  
816 planning region;

817 (C) Relies on appropriate factors for fairly allocating such need to  
818 each municipality within each planning region, including a  
819 municipality's compliance with the requirements of sections 8-2 and 8-  
820 23 of the general statutes with regard to promoting housing choice and  
821 economic diversity in housing, including housing for both low and  
822 moderate income households, and encouraging the development of  
823 housing which meets the identified housing needs and the development  
824 of housing opportunities, including opportunities for multifamily  
825 housing, for all residents of the municipality and the planning region in  
826 which the municipality is located;

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

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

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

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

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

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

844 (3) (A) Not later than December 1, 2024, and every ten years  
845 thereafter, the secretary, in consultation with the Commissioners of  
846 Housing and Economic and Community Development, shall, using the  
847 methodology established pursuant to this subsection, determine the  
848 minimum need for affordable housing units for each planning region  
849 and a municipal fair share allocation for each municipality within each  
850 planning region.

851 (B) No municipal fair share allocation determined pursuant to  
852 subparagraph (A) of this subdivision shall exceed twenty per cent of the  
853 occupied dwelling units in such municipality.

854 (C) If a municipality seeks to challenge the fair share allocation  
855 determined to apply to such municipality pursuant to this subdivision,  
856 such municipality shall notify the secretary not later than July 1, 2025.  
857 The secretary shall allow such municipality to present evidence and  
858 argument concerning the feasibility and propriety of such  
859 municipality's allocation. The secretary, in consultation with the  
860 Commissioner of Housing and Economic and Community  
861 Development and, as may be determined by the secretary, experts,  
862 advocates and organizations with expertise in affordable housing, fair  
863 housing and planning and zoning, shall hear such evidence and  
864 argument and make such adjustments to the municipality's allocation as

865 the secretary deems appropriate.

866 (c) Each municipality shall be required to develop, adopt and submit  
867 by December 1, 2026, a municipal fair share plan to the secretary and the  
868 commissioner that sets forth the new zoning regulations and planning  
869 documents the municipality has adopted and other actions the  
870 municipality will take to achieve its municipal fair share goal.

871 (1) Such plan shall set forth the actions the municipality shall  
872 undertake to bring the municipality's zoning regulations and planning  
873 documents into conformance with section 8-2 of the general statutes and  
874 shall, specifically:

875 (A) Promote economic diversity and housing choice;

876 (B) Affirmatively further the purposes of the federal Fair Housing  
877 Act, 42 USC 3601 et seq.;

878 (C) Provide opportunities for the development of multifamily  
879 housing;

880 (D) Identify and promote the most needed unit types for older  
881 residents, residents with disabilities and the lowest income households;  
882 and

883 (E) Improve the accessibility of affordable housing units for  
884 individuals with intellectual disability or other developmental  
885 disabilities.

886 (2) Such plan shall ensure that each municipal fair share plan  
887 provides for the creation of a sufficient supply of the different types of  
888 deed-restricted affordable housing required for meeting its fair share  
889 goal, including ensuring:

890 (A) Not less than twenty-five per cent of the units are rental units;

891 (B) Not more than twenty-five per cent of units are restricted by  
892 occupant age;

893 (C) Not less than fifty per cent of the units are unrestricted by  
894 occupant age and include two or more bedrooms;

895 (D) Not more than twenty per cent of the units are studios or one  
896 bedroom; and

897 (E) All units, regardless of sources of funding, are affirmatively  
898 marketed in accordance with section 8-37ee of the general statutes and  
899 associated regulations;

900 (3) No municipal fair share plan shall create, in the determination of  
901 the secretary, undue concentrations of households below the federal  
902 poverty threshold in the applicable planning region; and

903 (4) Each municipal fair share plan shall provide for the equitable  
904 distribution of affordable housing within the municipality in  
905 accordance with section 46a-64c of the general statutes and 42 USC 3601  
906 to 3619, inclusive.

907 (5) The process of developing the plan shall include the:

908 (A) Review of all zones and revision of regulations that unnecessarily  
909 exclude residential uses;

910 (B) Review of all residential zones for rules that unnecessarily limit  
911 density;

912 (C) Review of the definition of buildable land and the elimination or  
913 reduction of requirements that limit its availability;

914 (D) Review of zoning regulations to ensure that middle housing is  
915 permitted without automatically requiring the availability of public  
916 sewer;

917 (E) Review of rules concerning the rehabilitation of existing  
918 structures to identify unnecessary restrictions;

919 (F) Review of town regulations to ensure that affordable housing can  
920 be proposed by for-profit entities;

921 (G) Review of design standards for residential construction, if any,  
922 for unnecessary added costs;

923 (H) Review of procedural requirements that are in excess of state law  
924 and elimination or reduction of those that add time or cost;

925 (I) Review of non-residential zones to determine whether they can  
926 accommodate residential or mixed use;

927 (J) Review of land proximate to public transit for its suitability for  
928 higher-density residential or mixed use zoning;

929 (K) Review of subdivision and wetlands regulations for unnecessary  
930 requirements that exceed state law and add expense or delay;

931 (L) Review and elimination of minimum floor area requirements in  
932 excess of the public health and building code;

933 (M) Review and elimination of excessive parking requirements;

934 (N) Review of regulations concerning alternative dwelling units to  
935 conform to state law and, if opting out, adoption of regulations that  
936 promote alternative dwelling units;

937 (O) Review of caps on the number or percentage of multi-family  
938 units and elimination of caps that are not consistent with the plan;

939 (P) Review of application fees and reduction or elimination of those  
940 that are excessive; and

941 (Q) Review of zoning approval criteria and elimination of those that  
942 refer to public school impact or property tax revenues.

943 (6) Such plan shall include a timetable for implementation and  
944 periodic review.

945 (d) In defining each municipality's obligation pursuant to this section,  
946 the secretary shall include the ability of each municipality to convert its  
947 municipal fair share allocation into a municipal fair share goal  
948 represented by points wherein:

- 949 (1) Each affordable housing unit constitutes one point;
- 950 (2) Additional bonus points may be added for certain types of  
951 housing units at a ratio conforming to the threshold requirements of  
952 subparagraph (C) of subdivision (1) of this subsection;
- 953 (3) Only one and one-half bonus point shall be awarded per unit; and
- 954 (4) Bonus points shall be awarded as follows:
- 955 (A) Qualifying housing affordable to households at or below the  
956 extremely low income threshold shall receive one additional point;
- 957 (B) Qualifying housing affordable to households at or below the very  
958 low income threshold shall receive one additional half point;
- 959 (C) Qualifying units with two or more bedrooms shall receive one  
960 additional point; and
- 961 (D) Qualifying units that constitute supportive housing, as defined in  
962 section 17a-485c of the general statutes, shall receive an additional point.
- 963 (e) Not later than December 1, 2026, and thereafter at the time of the  
964 municipality's submission of its plan of conservation and development  
965 pursuant to Section 8-23 of the general statutes, each municipality shall  
966 prepare and adopt a municipal fair share plan that creates a realistic  
967 opportunity for achieving the municipality's fair share goal, in  
968 accordance with the process established pursuant to subsection (c) of  
969 this section. Such plan shall be submitted to the secretary and  
970 commissioner and shall be approved or rejected by the secretary not  
971 later than one year after submission.
- 972 (g) Not later than July 1, 2024, and periodically thereafter in the  
973 discretion of the Secretary of the Office of Policy and Management, the  
974 secretary, in consultation with the commissioner and, as may be  
975 determined by the secretary, experts, advocates and organizations with  
976 expertise in affordable housing, fair housing and planning and zoning,  
977 shall publish and disseminate technical assistance materials to aid each  
978 municipality in compliance with the requirements of this section and

979 shall arrange for the provision of technical assistance briefings,  
980 trainings, webinars and such other guidance to each municipality as the  
981 secretary deems necessary.

982 Sec. 18. (NEW) (*Effective July 1, 2023*) (a) Each municipality that is a  
983 transit-oriented community shall meet fifty per cent of its fair share  
984 goals by issuing certificates of occupancy conforming to the  
985 requirements of subparagraph (C) of subdivision (1) of subsection (c) of  
986 section 17 of this act on the following schedule, after approval of the  
987 municipality's fair share plan:

988 (1) By year five: Five per cent completion;

989 (2) By year ten: Thirty per cent completion;

990 (3) By year fifteen: Sixty per cent completion; and

991 (4) By year twenty: One hundred per cent completion.

992 (b) Each certificate of occupancy issued on or after July 1, 2023, for an  
993 affordable housing unit conforming to the requirements of the  
994 municipality's approved fair share plan shall contribute to the  
995 satisfaction of the municipality's fair share goals.

996 (c) Notwithstanding the requirements of subsection (a) of this section,  
997 no municipality shall be required to construct or develop any dwelling  
998 unit in order to meet its fair share goal.

999 (d) If any municipality required to meet its fair share goal set as forth  
1000 in subdivision (1) of subsection (a) of this section fails to do so, the  
1001 authority shall assist such municipality in meeting such goal by  
1002 providing ongoing and intensive technical assistance to such  
1003 municipality. If such municipality fails to meet such fair share goal by  
1004 year eight, and the authority determines, under the totality of the  
1005 circumstances, that such release is warranted, the authority may issue a  
1006 release of jurisdiction that authorizes any interested party to bring an  
1007 action in the Superior Court of the judicial district in which the  
1008 municipality is located pursuant to subsection (g) of this section.



1009 (e) (1) Beginning on December 1, 2028, and annually thereafter, each  
1010 municipality shall submit a report to the Commissioner of Housing  
1011 documenting its progress toward meeting its fair share goal that  
1012 includes (A) the addresses of the units meeting its fair share goal, (B) the  
1013 income restrictions applicable to each unit, (C) relevant completed or  
1014 planned infrastructure expansion, and (D) the details of affirmative  
1015 marketing efforts, including copies of active affirmative marketing  
1016 plans for relevant developments; and (2) supporting documentation for  
1017 such reporting, which shall be made publicly available upon request,  
1018 excluding any redacted personally identifying information.

1019 (f) When any municipality fails to submit a fair share plan to the  
1020 secretary that receives the secretary's approval not later than one year  
1021 from the date of submission in accordance with subsection (c) of section  
1022 17 of this act, the municipality shall be required to spend any funds such  
1023 municipality has received or receives related to any economic and  
1024 community development project pursuant to section 4-66g or chapter  
1025 116b on the development of affordable housing or on infrastructure to  
1026 support the development of affordable housing until such as the  
1027 municipality has submitted a plan that has received the secretary's  
1028 approval.

1029 (g) When a municipality has not met the fair share goal established  
1030 pursuant to subdivision (1) of subsection (a) of this section and the  
1031 authority has granted a release of jurisdiction pursuant to subdivision  
1032 (d) of this section, or when a municipality has not met any fair share  
1033 goal established pursuant to subdivisions (2) through (4), inclusive, of  
1034 section (a) of this section, any interested party may bring an action in  
1035 the Superior Court of the judicial district in which the municipality is  
1036 located to seek (1) a court order that the municipality meet its municipal  
1037 fair share allocation, including through express agreements with  
1038 developers for housing development projects contributing to the  
1039 municipality's total fair share allocation; or (2) if a particular housing  
1040 development conforming with subparagraph (B) of subdivision (8) of  
1041 section (a) of section 17 of this act has been rejected by the municipality's  
1042 zoning authority and an appeal is brought by the developer, a court  
1043 order permitting the development unless the defendant demonstrates

1044 that the decision from which such appeal is taken and the reasons cited  
1045 for such decision are supported by sufficient evidence in the record and  
1046 the defendant has demonstrated that (A) (i) the decision is necessary to  
1047 protect substantial public interests in health, safety or other matters  
1048 which the commission may legally consider; (ii) such public interests  
1049 clearly outweigh the need for affordable housing; and (iii) such public  
1050 interests cannot be protected by reasonable changes to the affordable  
1051 housing development, or (B) (i) the application which was the subject of  
1052 the decision from which such appeal was taken would locate affordable  
1053 housing in an area which is zoned for industrial use and which does not  
1054 permit residential uses; and (ii) the development is not assisted housing.  
1055 If the defendant does not satisfy its burden of proof under this  
1056 subsection, the court may wholly or partly revise, modify, remand or  
1057 reverse the decision from which the appeal was taken in a manner  
1058 consistent with the evidence in the record before it and, if the plaintiff  
1059 interested party prevails, the court may award additional relief in  
1060 accordance with section 46a-104 of the general statutes.

1061 Sec. 19. Section 7-148b of the general statutes is repealed and the  
1062 following is substituted in lieu thereof (*Effective October 1, 2023*):

1063 (a) For purposes of this section and sections 7-148c to 7-148f,  
1064 inclusive, "seasonal basis" means housing accommodations rented for a  
1065 period or periods aggregating not more than one hundred twenty days  
1066 in any one calendar year, [and] "rental charge" includes any fee or  
1067 charge in addition to rent that is imposed or sought to be imposed upon  
1068 a tenant by a landlord, "discretionary infrastructure funding" means any  
1069 grant, loan or other financial assistance program administered by the  
1070 state under the provisions of section 4-66c, 4-66g, or 4-66h of the general  
1071 statutes or chapter 116b of the general statutes, and "inclusionary  
1072 zoning" has the same meaning as provided in section 8-2i.

1073 (b) Any town, city or borough may, and any town, city or borough  
1074 [with a population of twenty-five thousand or more, as determined by  
1075 the most recent decennial census,] that, in the determination of the  
1076 Commissioner of Housing, has not adopted inclusionary zoning shall,  
1077 through its legislative body, adopt an ordinance that creates a fair rent

1078 commission. Any such commission shall make studies and  
1079 investigations, conduct hearings and receive complaints relative to  
1080 rental charges on housing accommodations, except those  
1081 accommodations rented on a seasonal basis, within its jurisdiction,  
1082 which term shall include mobile manufactured homes and mobile  
1083 manufactured home park lots, in order to control and eliminate  
1084 excessive rental charges on such accommodations, and to carry out the  
1085 provisions of sections 7-148b to 7-148f, inclusive, as amended by this act,  
1086 section 47a-20 and subsection (b) of section 47a-23c, as amended by this  
1087 act. The commission, for such purposes, may compel the attendance of  
1088 persons at hearings, issue subpoenas and administer oaths, issue orders  
1089 and continue, review, amend, terminate or suspend any of its orders and  
1090 decisions. The commission may be empowered to retain legal counsel  
1091 to advise it.

1092 (c)(1) Any town, city or borough required to create a fair rent  
1093 commission pursuant to subsection (b) of this section shall adopt an  
1094 ordinance creating such commission on or before July 1, [2023] 2024.

1095 (2) Not later than thirty days after the adoption of such ordinance, the  
1096 chief executive officer of such town, city or borough shall (1) notify the  
1097 [Commissioner of Housing] commissioner that such commission has  
1098 been created, and (2) transmit a copy of the ordinance adopted by the  
1099 town, city or borough to the commissioner.

1100 (3) Any town, city or borough that fails to create a fair rent  
1101 commission or, in the determination of the commissioner, adopt  
1102 inclusionary zoning on or before July 1, 2024 shall be ineligible for any  
1103 discretionary infrastructure funding.

1104 (d) Any two or more towns, cities or boroughs not subject to the  
1105 requirements of subsection (b) of this section may, through their  
1106 legislative bodies, create a joint fair rent commission.

1107 Sec. 20. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of  
1108 Housing, within available appropriations, and in consultation with the  
1109 Connecticut Housing Finance Authority and representatives of any  
1110 public housing authority in the state selected by the commissioner, shall

1111 establish a program to encourage and recruit owners of rental real  
1112 property to accept from prospective tenants any federal Housing Choice  
1113 Voucher, rental assistance program certificate or payment from any  
1114 other program administered by the state that provides rental payment  
1115 subsidies for residential dwellings. Such program may include, but need  
1116 not be limited to, advertisements, community outreach events and  
1117 communications to owners of rental real property who utilize other  
1118 programs concerning such property administered by the state.

1119 (b) Not later than October 1, 2024, and annually thereafter, the  
1120 commissioner shall submit a report concerning (1) the program,  
1121 including an analysis of the effectiveness of the program in recruiting  
1122 owners of rental real property to accept vouchers, certificates and any  
1123 other rental payment subsidies, and (2) the commissioner's  
1124 recommendations concerning the program to the joint standing  
1125 committee of the General Assembly having cognizance of matters  
1126 relating to housing, in accordance with the provisions of section 11-4a  
1127 of the general statutes.

1128 Sec. 21. (*Effective from passage*) (a) The Commissioner of Housing shall,  
1129 within available appropriations, conduct a study on methods to  
1130 improve the efficiency of processing applications for the rental  
1131 assistance program. In conducting the study, the commissioner shall  
1132 consider the following:

1133 (1) An analysis of the current processing time for rental assistance  
1134 applications, including, but not limited to, relevant inspection timelines;

1135 (2) An assessment of the current application process, including any  
1136 barriers or challenges to applicants or rental real property owners;

1137 (3) Recommendations for improving the efficiency of the application  
1138 process, including the use of technology and alternative processing  
1139 methods; and

1140 (4) An estimate of the cost associated with implementing any  
1141 recommended improvements.

1142 (b) Not later than January 1, 2024, the commissioner shall submit a  
1143 report on the commissioner's findings and recommendations to the joint  
1144 standing committee of the General Assembly having cognizance of  
1145 matters relating to housing, in accordance with the provisions of section  
1146 11-4a of the general statutes. The report shall include the findings of the  
1147 commissioner and the commissioner's recommendations for improving  
1148 the efficiency of processing applications for the rental assistance  
1149 program.

1150 Sec. 22. Section 8-345 of the general statutes is repealed and the  
1151 following is substituted in lieu thereof (*Effective October 1, 2023*):

1152 (a) The Commissioner of Housing shall implement and administer a  
1153 program of rental assistance for low-income families living in privately-  
1154 owned rental housing. For the purposes of this section, a low-income  
1155 family is one whose income does not exceed fifty per cent of the median  
1156 family income for the area of the state in which such family lives, as  
1157 determined by the commissioner.

1158 (b) Housing eligible for participation in the program shall comply  
1159 with applicable state and local health, housing, building and safety  
1160 codes.

1161 (c) In addition to an element in which rental assistance certificates are  
1162 made available to qualified tenants, to be used in eligible housing which  
1163 such tenants are able to locate, the program may include a housing  
1164 support element in which rental assistance for tenants is linked to  
1165 participation by the property owner in other municipal, state or federal  
1166 housing repair, rehabilitation or financing programs. The commissioner  
1167 shall use rental assistance under this section so as to encourage the  
1168 preservation of existing housing and the revitalization of  
1169 neighborhoods or the creation of additional rental housing.

1170 (d) The commissioner may designate a portion of the rental assistance  
1171 available under the program for tenant-based and project-based  
1172 supportive housing units. To the extent practicable rental assistance for  
1173 supportive housing shall adhere to the requirements of the federal  
1174 Housing Choice Voucher Program, 42 USC 1437f(o), relative to

1175 calculating the tenant's share of the rent to be paid.

1176 (e) The commissioner shall administer the program under this section  
1177 to promote housing choice for certificate holders and encourage racial  
1178 and economic integration. The commissioner shall affirmatively seek to  
1179 expend all funds appropriated for the program on an annual basis  
1180 without regard to population limitation established in prior years. The  
1181 commissioner shall establish maximum rent levels for each municipality  
1182 in a manner that promotes the use of the program in all municipalities.  
1183 Any certificate issued pursuant to this section may be used for housing  
1184 in any municipality in the state. The commissioner shall inform  
1185 certificate holders that a certificate may be used in any municipality and,  
1186 to the extent practicable, the commissioner shall assist certificate holders  
1187 in finding housing in the municipality of their choice.

1188 (f) Nothing in this section shall give any person a right to continued  
1189 receipt of rental assistance at any time that the program is not funded.

1190 (g) The commissioner shall adopt regulations in accordance with the  
1191 provisions of chapter 54 to carry out the purposes of this section. The  
1192 regulations shall establish maximum income eligibility guidelines for  
1193 such rental assistance and criteria for determining the amount of rental  
1194 assistance which shall be provided to eligible families.

1195 (h) Any person aggrieved by a decision of the commissioner or the  
1196 commissioner's agent pursuant to the program under this section shall  
1197 have the right to a hearing in accordance with the provisions of section  
1198 8-37gg.

1199 Sec. 23. (NEW) (*Effective July 1, 2023*) (a) As used in this section:

1200 (1) "Landlord" has the same meaning as provided in section 47a-1 of  
1201 the general statutes, as amended by this act;

1202 (2) "Dwelling unit" has the same meaning as provided in section 47a-  
1203 1 of the general statutes, as amended by this act;

1204 (3) "Program-eligible tenant" means any person or family who is the

1205 recipient of (A) a rental assistance program certificate issued by the  
1206 state, (B) a voucher issued under the federal Housing Choice Voucher  
1207 program, or (C) any other form of rental subsidy from the state; and

1208 (4) "Eligible expenses" means lost rent incurred while holding a  
1209 dwelling unit for a program-eligible tenant while such tenant seeks any  
1210 necessary approval from the state rental assistance program, federal  
1211 Housing Choice Voucher program or any other state rental subsidy  
1212 provider concerning such tenant's prospective tenancy, up to a  
1213 maximum of two months' rent.

1214 (b) The Commissioner of Housing shall establish a landlord relief  
1215 pilot program designed to provide financial assistance to any eligible  
1216 landlord in the state for eligible expenses such landlord may incur in the  
1217 process of renting or seeking to rent a dwelling unit to a program-  
1218 eligible tenant. Such financial assistance shall be prorated based on the  
1219 time between the program-eligible tenant's application for the dwelling  
1220 unit and the date upon which such tenant commences a tenancy in the  
1221 dwelling unit.

1222 (c) On and after July 1, 2024, the commissioner shall accept  
1223 applications, in a form to be specified by the commissioner, from any  
1224 landlord for financial assistance under the pilot program. The  
1225 commissioner shall establish inspection criteria for any dwelling unit of  
1226 a landlord applying for participation in the pilot program. Such  
1227 inspection criteria shall require regular inspections of any dwelling unit  
1228 of a landlord participating in the pilot program. The commissioner may  
1229 adopt additional eligibility criteria for landlords based on the amount of  
1230 rent charged by a landlord and any other criteria the commissioner  
1231 deems appropriate for the administration of the pilot program.

1232 (d) On or before July 1, 2025, the commissioner shall submit a report,  
1233 in accordance with the provisions of section 11-4a of the general statutes,  
1234 to the joint standing committee of the General Assembly having  
1235 cognizance of matters relating to housing (1) analyzing the success of  
1236 the pilot program in increasing the number of program-eligible tenants  
1237 obtaining tenancy in the state, and (2) recommending whether a

1238 permanent program should be established in the state and, if so, any  
1239 proposed legislation for such program.

1240 (e) The pilot program established pursuant to this section shall  
1241 terminate on July 1, 2025.

1242 Sec. 24. (NEW) (*Effective January 1, 2024, and applicable to any summary*  
1243 *process action disposed of before or after such date*) (a) In any summary  
1244 process action instituted pursuant to chapter 832 or 412 of the general  
1245 statutes, not more than thirty days after (1) the withdrawal of such  
1246 action, (2) a judgment of dismissal or nonsuit of such action upon any  
1247 grounds, or (3) a final disposition of such action that includes a  
1248 judgment for the defendant, the Judicial Branch shall remove from its  
1249 Internet web site any record or identifying information concerning such  
1250 summary process action.

1251 (b) In any summary process action instituted pursuant to chapter 832  
1252 or 412 of the general statutes, not later than two years after the entry of  
1253 a judgment for the plaintiff, the Judicial Branch shall remove from its  
1254 Internet web site any record or identifying information concerning such  
1255 summary process action, except that any such record or identifying  
1256 information may be removed from the Judicial Branch Internet web site  
1257 at an earlier date upon order of the court.

1258 (c) If there is any activity in a case that has had any record or  
1259 identifying information associated with such case removed pursuant to  
1260 subsection (a) or (b) of this section, or if a case continues beyond the date  
1261 upon which any such record or information is required to be removed  
1262 pursuant to subsection (a) or (b) of this section because of an appeal, the  
1263 Judicial Branch shall restore the case to, or retain the case on, the Judicial  
1264 Branch Internet web site, together with any such record and information  
1265 associated with such case. For any record and identifying information  
1266 restored or retained on the Judicial Branch Internet web site pursuant to  
1267 this subsection, any such record or information shall remain on such  
1268 web site for thirty days after the final disposition of the associated case,  
1269 or for the applicable time period from the original disposition specified  
1270 in subsection (a) or (b) of this section, whichever is later.



1271 (d) Any record or identifying information concerning any summary  
1272 process action that has been removed from the Judicial Branch Internet  
1273 web site pursuant to this section shall not be included in any sale or  
1274 transfer of bulk case records by the Judicial Branch to any person or  
1275 entity purchasing such records for any commercial purpose.

1276 (e) No person or entity shall, for any commercial purpose, disclose  
1277 any record or identifying information concerning any summary process  
1278 action that has been removed from the Judicial Branch Internet web site  
1279 pursuant to subsections (a) and (b) of this section. As used in this  
1280 section, "commercial purpose" means (1) the individual or bulk sale of  
1281 any record or identifying information concerning any summary process  
1282 action, (2) the making of consumer reports containing any such record  
1283 or information, (3) any use related to screening any prospective tenant  
1284 to determine the suitability of such prospective tenant, and (4) any other  
1285 use of any such record or information for pecuniary gain, but does not  
1286 include the use of any such record or information for governmental,  
1287 scholarly, educational, journalistic or any other noncommercial  
1288 purpose.

1289 (f) Nothing in this section shall preclude the publication of any formal  
1290 written judicial opinion by the Judicial Branch or by any case reporting  
1291 service.

1292 Sec. 25. Section 12-494 of the general statutes is repealed and the  
1293 following is substituted in lieu thereof (*Effective July 1, 2023*):

1294 (a) There is imposed a tax on each deed, instrument or writing,  
1295 whereby any lands, tenements or other realty is granted, assigned,  
1296 transferred or otherwise conveyed to, or vested in, the purchaser, or any  
1297 other person by such purchaser's direction, when the consideration for  
1298 the interest or property conveyed equals or exceeds two thousand  
1299 dollars:

1300 (1) Subject to the provisions of [subsection] subsections (b) and (c) of  
1301 this section, at the rate of three-quarters of one per cent of the  
1302 consideration for the interest in real property conveyed by such deed,  
1303 instrument or writing, the revenue from which shall be remitted by the

1304 town clerk of the municipality in which such tax is paid, not later than  
1305 ten days following receipt thereof, to the Commissioner of Revenue  
1306 Services for deposit to the credit of the state General Fund, except as  
1307 provided in subsection (e) of this section; and

1308 (2) At the rate of one-fourth of one per cent of the consideration for  
1309 the interest in real property conveyed by such deed, instrument or  
1310 writing, provided the amount imposed under this subdivision shall  
1311 become part of the general revenue of the municipality in accordance  
1312 with section 12-499.

1313 (b) The rate of tax imposed under subdivision (1) of subsection (a) of  
1314 this section shall, in lieu of the rate under said subdivision (1), be  
1315 imposed on certain conveyances as follows:

1316 (1) In the case of any conveyance of real property which at the time  
1317 of such conveyance is used for any purpose other than residential use,  
1318 except unimproved land, the tax under said subdivision (1) shall be  
1319 imposed at the rate of one and one-quarter per cent of the consideration  
1320 for the interest in real property conveyed;

1321 (2) [In] Except as provided in subsection (c) of this section, in the case  
1322 of any conveyance in which the real property conveyed is a residential  
1323 estate, including a primary dwelling and any auxiliary housing or  
1324 structures, regardless of the number of deeds, instruments or writings  
1325 used to convey such residential real estate, for which the consideration  
1326 or aggregate consideration, as the case may be, in such conveyance is  
1327 eight hundred thousand dollars or more, the tax under said subdivision  
1328 (1) shall be imposed:

1329 (A) At the rate of three-quarters of one per cent on that portion of  
1330 such consideration up to and including the amount of eight hundred  
1331 thousand dollars;

1332 (B) Prior to July 1, 2020, at the rate of one and one-quarter per cent on  
1333 that portion of such consideration in excess of eight hundred thousand  
1334 dollars; and

1335 (C) On and after July 1, 2020, (i) at the rate of one and one-quarter per  
1336 cent on that portion of such consideration in excess of eight hundred  
1337 thousand dollars up to and including the amount of two million five  
1338 hundred thousand dollars, and (ii) at the rate of two and one-quarter  
1339 per cent on that portion of such consideration in excess of two million  
1340 five hundred thousand dollars; and

1341 (3) In the case of any conveyance in which real property on which  
1342 mortgage payments have been delinquent for not less than six months  
1343 is conveyed to a financial institution or its subsidiary that holds such a  
1344 delinquent mortgage on such property, the tax under said subdivision  
1345 (1) shall be imposed at the rate of three-quarters of one per cent of the  
1346 consideration for the interest in real property conveyed. For the  
1347 purposes of subdivision (1) of this subsection, "unimproved land"  
1348 includes land designated as farm, forest or open space land.

1349 (c) On and after July 1, 2023, for a purchaser that is a business entity  
1350 other than a sole proprietorship, limited liability company or limited  
1351 liability partnership, in the case of any conveyance in which the real  
1352 property conveyed is a residential estate, including a primary dwelling  
1353 and any auxiliary housing or structures, regardless of the number of  
1354 deeds, instruments or writings used to convey such residential real  
1355 estate, the rate of tax shall, in lieu of the rate under subdivision (1) of  
1356 subsection (a) of this section or subdivision (2) of subsection (b) of this  
1357 section, be imposed:

1358 (1) At the rate of one per cent on that portion of such consideration  
1359 up to and including the amount of eight hundred thousand dollars;

1360 (2) At the rate of one and one-half per cent on that portion of such  
1361 consideration in excess of eight hundred thousand dollars up to and  
1362 including the amount of two million five hundred thousand dollars; and

1363 (3) At the rate of two and one-half per cent on that portion of such  
1364 consideration in excess of two million five hundred thousand dollars.

1365 [(c)] (d) In addition to the tax imposed under subsection (a) of this  
1366 section, any targeted investment community, as defined in section 32-

1367 222, or any municipality in which properties designated as  
1368 manufacturing plants under section 32-75c are located, may, on or after  
1369 March 15, 2003, impose an additional tax on each deed, instrument or  
1370 writing, whereby any lands, tenements or other realty is granted,  
1371 assigned, transferred or otherwise conveyed to, or vested in, the  
1372 purchaser, or any other person by [his] such purchaser's direction, when  
1373 the consideration for the interest or property conveyed equals or  
1374 exceeds two thousand dollars, which additional tax shall be at a rate of  
1375 up to one-fourth of one per cent of the consideration for the interest in  
1376 real property conveyed by such deed, instrument or writing. The  
1377 revenue from such additional tax shall become part of the general  
1378 revenue of the municipality in accordance with section 12-499.

1379 (e) On and after July 1, 2023, the Comptroller shall transfer from the  
1380 General Fund to the Connecticut Municipal Redevelopment Authority  
1381 established under section 8-169ii any revenue received by the state each  
1382 fiscal year in excess of one hundred eighty million dollars from the tax  
1383 imposed under subdivision (1) of subsection (a) and subsections (b) and  
1384 (c) of this section. On and after July 1, 2024, the threshold amount shall  
1385 be adjusted annually by the percentage increase in inflation. As used in  
1386 this subdivision, "increase in inflation" means the increase in the  
1387 consumer price index for all urban consumers during the preceding  
1388 calendar year, calculated on a December over December basis, using  
1389 data reported by the United States Bureau of Labor Statistics.

1390 Sec. 26. Section 12-498 of the general statutes is repealed and the  
1391 following is substituted in lieu thereof (*Effective July 1, 2023*):

1392 (a) The tax imposed by section 12-494, as amended by this act, shall  
1393 not apply to:

1394 (1) Deeds [which] that this state is prohibited from taxing under the  
1395 Constitution or laws of the United States;

1396 (2) Deeds [which] that secure a debt or other obligation;

1397 (3) Deeds to which this state or any of its political subdivisions or its  
1398 or their respective agencies is a party;

- 1399 (4) Tax deeds;
- 1400 (5) Deeds of release of property [which] that is security for a debt or  
1401 other obligation;
- 1402 (6) Deeds of partition;
- 1403 (7) Deeds made pursuant to mergers of corporations;
- 1404 (8) Deeds made by a subsidiary corporation to its parent corporation  
1405 for no consideration other than the cancellation or surrender of the  
1406 subsidiary's stock;
- 1407 (9) Deeds made pursuant to a decree of the Superior Court under  
1408 section 46b-81, 49-24 or 52-495 or pursuant to a judgment of foreclosure  
1409 by market sale under section 49-24 or pursuant to a judgment of loss  
1410 mitigation under section 49-30t or 49-30u;
- 1411 (10) Deeds, when the consideration for the interest or property  
1412 conveyed is less than two thousand dollars;
- 1413 (11) Deeds between affiliated corporations, provided both of such  
1414 corporations are exempt from taxation pursuant to paragraph (2), (3) or  
1415 (25) of Section 501(c) of the Internal Revenue Code of 1986, or any  
1416 subsequent corresponding internal revenue code of the United States,  
1417 as amended from time to time;
- 1418 (12) Deeds made by a corporation [which] that is exempt from  
1419 taxation pursuant to paragraph (3) of Section 501(c) of the Internal  
1420 Revenue Code of 1986, or any subsequent corresponding internal  
1421 revenue code of the United States, as amended from time to time, to any  
1422 corporation which is exempt from taxation pursuant to said paragraph  
1423 (3) of said Section 501(c);
- 1424 (13) Deeds made to any nonprofit organization [which] that is  
1425 organized for the purpose of holding undeveloped land in trust for  
1426 conservation or recreation purposes;
- 1427 (14) Deeds between spouses;

1428 (15) Deeds of property for the Adriaen's Landing site or the stadium  
1429 facility site, for purposes of the overall project, each as defined in section  
1430 32-651;

1431 (16) Land transfers made on or after July 1, 1998, to a water company,  
1432 as defined in section 16-1, provided the land is classified as class I or  
1433 class II land, as defined in section 25-37c, after such transfer;

1434 (17) Transfers or conveyances to effectuate a mere change of identity  
1435 or form of ownership or organization, where there is no change in  
1436 beneficial ownership;

1437 (18) Conveyances of residential property [which] that occur not later  
1438 than six months after the date on which the property was previously  
1439 conveyed to the transferor if the transferor is (A) an employer [which]  
1440 that acquired the property from an employee pursuant to an employee  
1441 relocation plan, or (B) an entity in the business of purchasing and selling  
1442 residential property of employees who are being relocated pursuant to  
1443 such a plan;

1444 (19) Deeds in lieu of foreclosure that transfer the transferor's principal  
1445 residence;

1446 (20) Any instrument that transfers the transferor's principal residence  
1447 where the gross purchase price is insufficient to pay the sum of (A)  
1448 mortgages encumbering the property transferred, and (B) any real  
1449 property taxes and municipal utility or other charges for which the  
1450 municipality may place a lien on the property and [which] that have  
1451 priority over the mortgages encumbering the property transferred;  
1452 [and]

1453 (21) Deeds that transfer the transferor's principal residence, where  
1454 such residence has a concrete foundation that has deteriorated due to  
1455 the presence of pyrrhotite and such transferor has obtained a written  
1456 evaluation from a professional engineer licensed pursuant to chapter  
1457 391 indicating that the foundation of such residence was made with  
1458 defective concrete. The exemption authorized under this subdivision  
1459 shall (A) apply to the first transfer of such residence after such written

1460 evaluation has been obtained, and (B) not be available to a transferor  
1461 who has received financial assistance to repair or replace such  
1462 foundation from the Crumbling Foundations Assistance Fund  
1463 established under section 8-441; and

1464 (22) Deeds of property with dwelling units where all such units are  
1465 deed restricted as affordable housing, as defined in section 8-39a. For  
1466 deeds of property with dwelling units where a portion of such units are  
1467 subject to such deed restrictions, the exemption authorized under this  
1468 subdivision shall apply only with respect to the dwelling units subject  
1469 to such deed restrictions and such exemption shall be reduced  
1470 proportionally based on the number of units not subject to such deed  
1471 restrictions.

1472 (b) The tax imposed by subdivision (1) of subsection (a) of section 12-  
1473 494, as amended by this act, shall not apply to:

1474 (1) Deeds of the principal residence of any person approved for  
1475 assistance under section 12-129b or 12-170aa for the current assessment  
1476 year of the municipality in which such person resides or to any such  
1477 transfer [which] that occurs within fifteen months of the completion of  
1478 any municipal assessment year for which such person qualified for such  
1479 assistance;

1480 (2) Deeds of property located in an area designated as an enterprise  
1481 zone in accordance with section 32-70; and

1482 (3) Deeds of property located in an entertainment district designated  
1483 under section 32-76 or established under section 2 of public act 93-311.

1484 Sec. 27. Section 8-336o of the general statutes is repealed and the  
1485 following is substituted in lieu thereof (*Effective July 1, 2023*):

1486 (a) There is established the "Housing Trust Fund" which shall be a  
1487 nonlapsing fund held by the Treasurer separate and apart from all other  
1488 moneys, funds and accounts. The following funds shall be deposited in  
1489 the fund in addition to any moneys required by law to be deposited in  
1490 the fund: (1) Proceeds of bonds authorized by section 8-336n and section

1491 37 of this act; (2) all moneys received in return for financial assistance  
1492 awarded from the Housing Trust Fund pursuant to the Housing Trust  
1493 Fund program established under section 8-336p; (3) all private  
1494 contributions received pursuant to section 8-336p; and (4) to the extent  
1495 not otherwise prohibited by state or federal law, any local, state or  
1496 federal funds received pursuant to section 8-336p. Investment earnings  
1497 credited to the assets of said fund shall become part of the assets of said  
1498 fund. The Treasurer shall invest the moneys held by the Housing Trust  
1499 Fund subject to use for financial assistance under the Housing Trust  
1500 Fund program.

1501 (b) Any moneys held in the Housing Trust Fund may, pending the  
1502 use or application of the proceeds thereof for an authorized purpose, be  
1503 (1) invested and reinvested in such obligations, securities and  
1504 investments as are set forth in subsection (f) of section 3-20, in  
1505 participation certificates in the Short Term Investment Fund created  
1506 under sections 3-27a and 3-27f and in participation certificates or  
1507 securities of the Tax-Exempt Proceeds Fund created under section 3-24a,  
1508 (2) deposited or redeposited in such bank or banks at the direction of  
1509 the Treasurer, or (3) invested in participation units in the combined  
1510 investment funds, as defined in section 3-31b. Unless otherwise  
1511 provided pursuant to subsection (c) of this section, proceeds from  
1512 investments authorized by this subsection shall be credited to the  
1513 Housing Trust Fund.

1514 (c) The moneys of the Housing Trust Fund shall be used to fund the  
1515 Housing Trust Fund program established under section 8-336p and for  
1516 the purposes set forth in subsection (b) of section 37 of this act, and are  
1517 in addition to any other resources available from state, federal or other  
1518 entities that support the program goals established in [said] section 8-  
1519 336p.

1520 Sec. 28. Section 46a-81e of the general statutes is repealed and the  
1521 following is substituted in lieu thereof (*Effective October 1, 2023*):

1522 (a) It shall be a discriminatory practice in violation of this section:

1523 (1) To refuse to sell or rent after the making of a bona fide offer, or to



1524 refuse to negotiate for the sale or rental of, or otherwise make  
1525 unavailable or deny, a dwelling to any person because of sexual  
1526 orientation or civil union status.

1527 (2) To discriminate against any person in the terms, conditions, or  
1528 privileges of sale or rental of a dwelling, or in the provision of services  
1529 or facilities in connection therewith, because of sexual orientation or  
1530 civil union status.

1531 (3) To make, print or publish, or cause to be made, printed or  
1532 published any notice, statement, or advertisement, with respect to the  
1533 sale or rental of a dwelling that indicates any preference, limitation, or  
1534 discrimination based on sexual orientation or civil union status, or an  
1535 intention to make any such preference, limitation or discrimination.

1536 (4) (A) To represent to any person because of sexual orientation or  
1537 civil union status, that any dwelling is not available for inspection, sale  
1538 or rental when such dwelling is in fact so available. (B) It shall be a  
1539 violation of this subdivision for any person to restrict or attempt to  
1540 restrict the choices of any buyer or renter to purchase or rent a dwelling  
1541 (i) to an area which is substantially populated, even if less than a  
1542 majority, by persons of the same sexual orientation or civil union status  
1543 as the buyer or renter, (ii) while such person is authorized to offer for  
1544 sale or rent another dwelling which meets the housing criteria as  
1545 expressed by the buyer or renter to such person and (iii) such other  
1546 dwelling is in an area which is not substantially populated by persons  
1547 of the same sexual orientation or civil union status as the buyer or renter.  
1548 As used in this subdivision, "area" means municipality, neighborhood  
1549 or other geographic subdivision which may include an apartment or  
1550 condominium complex.

1551 (5) For profit, to induce or attempt to induce any person to sell or rent  
1552 any dwelling by representations regarding the entry or prospective  
1553 entry into the neighborhood of a person or persons of a particular sexual  
1554 orientation or civil union status.

1555 (6) For any person or other entity engaging in residential-real-estate-  
1556 related transactions to discriminate against any person in making

1557 available such a transaction, or in the terms or conditions of such a  
1558 transaction, because of sexual orientation or civil union status.

1559 (7) To deny any person access to or membership or participation in  
1560 any multiple-listing service, real estate brokers' organization or other  
1561 service, organization, or facility relating to the business of selling or  
1562 renting dwellings, or to discriminate against him in the terms or  
1563 conditions of such access, membership or participation, on account of  
1564 sexual orientation or civil union status.

1565 (8) To coerce, intimidate, threaten, or interfere with any person in the  
1566 exercise or enjoyment of, or on account of his having exercised or  
1567 enjoyed, or on account of his having aided or encouraged any other  
1568 person in the exercise or enjoyment of, any right granted or protected  
1569 by this section.

1570 [(b) The provisions of this section shall not apply to (1) the rental of a  
1571 room or rooms in a unit in a dwelling if the owner actually maintains  
1572 and occupies part of such unit as his residence, or (2) a unit in a dwelling  
1573 containing not more than four units if the owner actually maintains and  
1574 occupies one of such other units as his residence.]

1575 [(c)] (b) Nothing in this section limits the applicability of any  
1576 reasonable state statute or municipal ordinance restricting the  
1577 maximum number of persons permitted to occupy a dwelling.

1578 [(d)] (c) Nothing in this section prohibits a person engaged in the  
1579 business of furnishing appraisals of real property to take into  
1580 consideration factors other than sexual orientation or civil union status.

1581 [(e)] (d) Notwithstanding any other provision of this chapter,  
1582 complaints alleging a violation of this section shall be investigated  
1583 within one hundred days of filing and a final administrative disposition  
1584 shall be made within one year of filing unless it is impracticable to do  
1585 so. If the Commission on Human Rights and Opportunities is unable to  
1586 complete its investigation or make a final administrative determination  
1587 within such time frames, it shall notify the complainant and the  
1588 respondent in writing of the reasons for not doing so.

1589 [(f)] (e) Any person who violates any provision of this section shall be  
1590 guilty of a class D misdemeanor.

1591 Sec. 29. Subsection (g) of section 22a-430 of the general statutes is  
1592 repealed and the following is substituted in lieu thereof (*Effective from*  
1593 *passage*):

1594 (g) The commissioner shall, by regulation adopted prior to [October  
1595 1, 1977] July 1, 2025, establish and define categories of discharges  
1596 [which] that constitute small community sewerage systems and  
1597 household and small commercial subsurface sewage disposal systems  
1598 for which [he] the commissioner shall delegate to the Commissioner of  
1599 Public Health the authority to issue permits or approvals and to hold  
1600 public hearings in accordance with this section, on and after said date.  
1601 The Commissioner of Public Health shall, pursuant to section 19a-36,  
1602 establish minimum requirements for small community sewerage  
1603 systems and household and small commercial subsurface sewage  
1604 disposal systems and procedures for the issuance of such permits or  
1605 approvals by the local director of health or a sanitarian registered  
1606 pursuant to chapter 395. As used in this subsection, small community  
1607 sewerage systems and household and small commercial disposal  
1608 systems shall include those subsurface sewage disposal systems with a  
1609 capacity of [seven thousand five hundred] ten thousand gallons per day  
1610 or less. Notwithstanding any provision of the general statutes or  
1611 regulations of Connecticut state agencies, the regulations adopted by  
1612 the commissioner pursuant to this subsection that are in effect as of July  
1613 1, [2017] 2025, shall apply to small community sewerage systems and  
1614 household and small commercial subsurface sewage disposal systems  
1615 with a capacity of [seven thousand five hundred] ten thousand gallons  
1616 per day or less. Any permit denied by the Commissioner of Public  
1617 Health, or a director of health or registered sanitarian shall be subject to  
1618 hearing and appeal in the manner provided in section 19a-229. Any  
1619 permit granted by [said] the Commissioner of Public Health, or a  
1620 director of health or registered sanitarian on or after October 1, 1977,  
1621 shall be deemed equivalent to a permit issued under subsection (b) of  
1622 this section.

1623 Sec. 30. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

1624 (1) "Commissioner" means the Commissioner of Housing.

1625 (2) "Eligible workforce housing opportunity development project" or  
1626 "project" means a project for the construction or substantial  
1627 rehabilitation of rental housing (A) located within an opportunity zone  
1628 in this state, (B) designated under subsection (e) of this section for  
1629 certain professions that work within the municipality in which the  
1630 project is located and for low and moderate income families and  
1631 individuals, and (C) that may incorporate renewable energy technology  
1632 and be transit-oriented.

1633 (3) "Substantial rehabilitation" means either (A) the costs of any  
1634 repair, replacement or improvement to a building that exceeds twenty-  
1635 five per cent of the value of such building after the completion of all  
1636 such repairs, replacements or improvements, or (B) the replacement of  
1637 two or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall  
1638 or floor structures, (iv) foundations, (v) plumbing systems, (vi) heating  
1639 and air conditioning systems, or (vii) electrical systems.

1640 (4) "Opportunity zone" means an area designated as a qualified  
1641 opportunity zone pursuant to the Tax Cuts and Jobs Act of 2017, P.L.  
1642 115-97, as amended from time to time.

1643 (5) "Eligible developer" or "developer" means (A) a nonprofit  
1644 corporation; (B) any business corporation incorporated pursuant to  
1645 chapter 601 of the general statutes, (i) that has as one of its purposes the  
1646 construction, rehabilitation, ownership or operation of housing, and (ii)  
1647 either certified under this section or that has articles of incorporation  
1648 approved by the commissioner in accordance with regulations adopted  
1649 pursuant to section 8-79a or 8-84 of the general statutes; (C) any  
1650 partnership, limited partnership, limited liability partnership, joint  
1651 venture, trust, limited liability company or association, (i) that has as  
1652 one of its purposes the construction, rehabilitation, ownership or  
1653 operation of housing, and (ii) either certified under this section or that  
1654 has basic documents of organization approved by the commissioner in  
1655 accordance with regulations adopted pursuant to section 8-79a or 8-84

1656 of the general statutes; (D) a housing authority; or (E) a municipal  
1657 developer.

1658 (6) "Authority" or "housing authority" means any of the public  
1659 corporations created by section 8-40 of the general statutes, and the  
1660 Connecticut Housing Authority when exercising the rights, powers,  
1661 duties or privileges of, or subject to the immunities or limitations of,  
1662 housing authorities pursuant to section 8-121 of the general statutes.

1663 (7) "Nonprofit corporation" means a nonprofit corporation  
1664 incorporated pursuant to chapter 602 of the general statutes or any  
1665 predecessor statutes thereto, that has as one of its purposes the  
1666 construction, rehabilitation, ownership or operation of housing and that  
1667 has articles of incorporation approved by the Commissioner of Housing  
1668 in accordance with regulations adopted pursuant to section 8-79a or 8-  
1669 84 of the general statutes or that is certified under this section.

1670 (8) "Municipal developer" means a municipality that has not declared  
1671 by resolution a need for a housing authority pursuant to section 8-40 of  
1672 the general statutes, acting by and through its legislative body.  
1673 "Municipal developer" means the board of selectmen if such board is  
1674 authorized to act as the municipal developer by the town meeting or  
1675 representative town meeting.

1676 (9) "Low and moderate income families and individuals" means  
1677 families or individuals who lack the amount of income necessary, as  
1678 determined by the Commissioner of Housing, to enable such families or  
1679 individuals to rent mixed-income housing without financial assistance.

1680 (10) "Market rate" means the rental income that such property would  
1681 most probably command on the open market as indicated by current  
1682 rentals in the opportunity zone being paid for comparable space.

1683 (b) There is established a workforce housing opportunity  
1684 development program to be administered by the Department of  
1685 Housing under which individuals or entities who make cash  
1686 contributions to an eligible developer for an eligible workforce housing  
1687 opportunity development project located in a federally designated

1688 opportunity zone may be allowed a credit against the tax due under  
1689 chapter 208 or 229 of the general statutes in an amount equal to the  
1690 amount specified by the commissioner under this section. Any  
1691 developer of a workforce housing opportunity development project  
1692 shall be allowed an exemption from any fees under section 29-263 of the  
1693 general statutes, as amended by this act, and any eligible workforce  
1694 housing opportunity development project shall be assessed using the  
1695 capitalization of net income method under subsection (b) of section 12-  
1696 63b of the general statutes, as amended by this act.

1697 (c) The Commissioner of Housing shall determine eligibility criteria  
1698 for such program and establish an application process for the program.  
1699 The Department of Housing shall commence accepting applications for  
1700 such program not later than January 1, 2024. A developer may apply to  
1701 the Department of Housing for certification as a developer qualified to  
1702 receive cash investments eligible for a tax credit pursuant to this section  
1703 in a manner and form prescribed by the commissioner. To the extent  
1704 feasible, any eligible workforce housing opportunity development  
1705 project shall incorporate renewable energy or other technology in order  
1706 to lower utility costs for the tenants and be transit-oriented. Any eligible  
1707 workforce housing opportunity development project once constructed  
1708 or substantially rehabilitated shall be rented as follows: (1) Fifty per cent  
1709 of the units shall be rented at the market rate, (2) forty per cent of the  
1710 units shall be rented to the workforce population designated under  
1711 subsection (e) of this section, where such project is located at a rent not  
1712 exceeding twenty per cent of the prevailing rent of the opportunity zone  
1713 where such development is located, and (3) ten per cent of the units shall  
1714 be rented to families or individuals of low and moderate income  
1715 receiving rental assistance under chapter 128 or 319uu of the general  
1716 statutes or 42 USC 1437f, as amended from time to time. The program  
1717 shall provide for a method of selecting persons satisfying such income  
1718 criteria to rent such units of housing from among a pool of applicants,  
1719 which method shall not discriminate on the basis of race, creed, color,  
1720 national origin, ancestry, sex, gender identity or expression, age or  
1721 physical or intellectual disability.

1722 (d) A workforce housing opportunity development project shall be

1723 scheduled for completion not more than three years after the date of  
1724 approval by the Department of Housing. Each developer of a workforce  
1725 housing opportunity development project shall submit to the  
1726 commissioner quarterly progress reports and a final report upon  
1727 completion, in a manner and form prescribed by the commissioner. If a  
1728 workforce housing opportunity development project fails to be  
1729 completed on or before three years from the date of approval of such  
1730 project, or at any time the commissioner determines that a project is  
1731 unlikely to be completed, the commissioner may request the Attorney  
1732 General to reclaim any remaining funds contributed to the project by  
1733 individuals or entities under subsection (b) of this section and, upon  
1734 receipt of any such remaining funds, the commissioner shall reallocate  
1735 such funds to another eligible project.

1736 (e) The developer shall obtain the approval of the zoning commission,  
1737 as defined in section 8-13m of the general statutes, of the municipality  
1738 and of any other applicable municipal agency for the proposed  
1739 workforce housing opportunity development project. After all such  
1740 approvals are granted, the municipality may, not later than thirty days  
1741 after such approval, by vote of its legislative body or, in a municipality  
1742 where the legislative body is a town meeting, by vote of the board of  
1743 selectmen, designate the workforce population that forty per cent of the  
1744 project shall be dedicated to. Such designation may include volunteer  
1745 firefighters, teachers, police officers, emergency medical personnel or  
1746 other professions of persons working in the municipality. If the  
1747 municipality does not vote within such time period, the developer shall  
1748 designate the workforce population.

1749 (f) For taxable income years commencing on or after January 1, 2025,  
1750 the Commissioner of Revenue Services shall grant a credit against the  
1751 tax imposed under chapter 208 or 229 of the general statutes, other than  
1752 the liability imposed by section 12-707 of the general statutes, in an  
1753 amount equal to the amount specified by the Commissioner of Housing  
1754 in a tax credit voucher issued by the Commissioner of Housing pursuant  
1755 to subsection (g) of this section.

1756 (g) (1) The Commissioner of Housing shall administer a system of tax

1757 credit vouchers within the resources, requirements and purposes of this  
1758 section, for individuals and entities making cash contributions to an  
1759 eligible developer for an eligible workforce housing opportunity  
1760 development project. Such voucher may be used as a credit against the  
1761 tax to which such individual or entity is subject under chapter 208 or 229  
1762 of the general statutes, other than the liability imposed by section 12-707  
1763 of the general statutes.

1764 (2) In no event shall the total amount of all tax credits allowed to all  
1765 individuals or entities pursuant to the provisions of this section exceed  
1766 five million dollars in any one fiscal year.

1767 (3) No tax credit shall be granted to any individual or entity for any  
1768 individual amount contributed of less than two hundred fifty dollars.

1769 (4) Any tax credit not used in the taxable income year during which  
1770 the cash contribution was made may be carried forward or backward  
1771 for the five immediately succeeding or preceding taxable or income  
1772 years until the full credit has been allowed.

1773 (5) If an entity claiming a credit under this section is an S corporation  
1774 or an entity treated as a partnership for federal income tax purposes, the  
1775 credit may be claimed by the entity's shareholders or partners. If the  
1776 entity is a single member limited liability company that is disregarded  
1777 as an entity separate from its owner, the credit may be claimed by such  
1778 limited liability company's owner, provided such owner is subject to the  
1779 tax imposed under chapter 208 or 229 of the general statutes.

1780 (h) The Commissioner of Housing shall adopt regulations, in  
1781 accordance with the provisions of chapter 54 of the general statutes, to  
1782 implement the provisions of this section, including, but not limited to,  
1783 the conditions for certification of a developer applying for assistance  
1784 under this section.

1785 Sec. 31. Section 12-63b of the general statutes is repealed and the  
1786 following is substituted in lieu thereof (*Effective October 1, 2023, and*  
1787 *applicable to assessment years commencing on or after October 1, 2023*):



1788 (a) The assessor or board of assessors in any town, at any time, when  
1789 determining the present true and actual value of real property as  
1790 provided in section 12-63, which property is used primarily for the  
1791 purpose of producing rental income, exclusive of such property used  
1792 solely for residential purposes, containing not more than six dwelling  
1793 units and in which the owner resides, shall determine such value on the  
1794 basis of an appraisal which shall include to the extent applicable with  
1795 respect to such property, consideration of each of the following methods  
1796 of appraisal: (1) Replacement cost less depreciation, plus the market  
1797 value of the land, (2) capitalization of net income based on market rent  
1798 for similar property, and (3) a sales comparison approach based on  
1799 current bona fide sales of comparable property. The provisions of this  
1800 section shall not be applicable with respect to any housing assisted by  
1801 the federal or state government except any such housing for which the  
1802 federal assistance directly related to rent for each unit in such housing  
1803 is no less than the difference between the fair market rent for each such  
1804 unit in the applicable area and the amount of rent payable by the tenant  
1805 in each such unit, as determined under the federal program providing  
1806 for such assistance.

1807 (b) In the case of an eligible workforce housing opportunity  
1808 development project, as defined in section 32 of this act, the assessor  
1809 shall use the capitalization of net income method based on the actual  
1810 rent received for the property.

1811 [(b)] (c) For purposes of subdivision (2) of subsection (a) of this  
1812 section and, generally, in its use as a factor in any appraisal with respect  
1813 to real property used primarily for the purpose of producing rental  
1814 income, the term "market rent" means the rental income that such  
1815 property would most probably command on the open market as  
1816 indicated by present rentals being paid for comparable space. In  
1817 determining market rent the assessor shall consider the actual rental  
1818 income applicable with respect to such real property under the terms of  
1819 an existing contract of lease at the time of such determination.

1820 Sec. 32. Section 8-395 of the general statutes is repealed and the  
1821 following is substituted in lieu thereof (*Effective October 1, 2023*):

1822 (a) As used in this section, (1) "business firm" means any business  
1823 entity authorized to do business in the state and subject to the  
1824 corporation business tax imposed under chapter 208, or any company  
1825 subject to a tax imposed under chapter 207, or any air carrier subject to  
1826 the air carriers tax imposed under chapter 209, or any railroad company  
1827 subject to the railroad companies tax imposed under chapter 210, or any  
1828 regulated telecommunications service, express, cable or community  
1829 antenna television company subject to the regulated  
1830 telecommunications service, express, cable and community antenna  
1831 television companies tax imposed under chapter 211, or any utility  
1832 company subject to the utility companies tax imposed under chapter  
1833 212, [and] (2) "nonprofit corporation" means a nonprofit corporation  
1834 incorporated pursuant to chapter 602 or any predecessor statutes  
1835 thereto, having as one of its purposes the construction, rehabilitation,  
1836 ownership or operation of housing and having articles of incorporation  
1837 approved by the executive director of the Connecticut Housing Finance  
1838 Authority in accordance with regulations adopted pursuant to section  
1839 8-79a or 8-84, (3) "workforce housing development project" or "project"  
1840 means the construction or substantial rehabilitation of dwelling units for  
1841 rental housing where (A) ten per cent of the units are affordable  
1842 housing, (B) forty per cent of the units are rented to the workforce  
1843 population designated by the developer, in consultation with the  
1844 municipality where such project is located, at a rent not exceeding  
1845 twenty per cent of the prevailing rent of the area where such  
1846 development is located, and (C) fifty per cent of the units are rented at  
1847 a market rate and includes, but is not limited to, an eligible workforce  
1848 housing opportunity development project, as defined in section 30 of  
1849 this act, (4) "affordable housing" means rental housing for which  
1850 persons and families pay thirty per cent or less of their annual income,  
1851 where such income is less than or equal to the area median income for  
1852 the municipality in which such housing is located, as determined by the  
1853 United States Department of Housing and Urban Development, (5)  
1854 "substantial rehabilitation" means either (A) the costs of any repair,  
1855 replacement or improvement to a building that exceeds twenty-five per  
1856 cent of the value of such building after the completion of all such repairs,  
1857 replacements or improvements, or (B) the replacement of two or more

1858 of the following: (i) Roof structures, (ii) ceilings, (iii) wall or floor  
1859 structures, (iv) foundations, (v) plumbing systems, (vi) heating and air  
1860 conditioning systems, or (vii) electrical systems, and (6) "market rate"  
1861 means the rental income that such unit would most probably command  
1862 on the open market as indicated by present rentals being paid for  
1863 comparable space in the area where the unit is located.

1864 (b) The Commissioner of Revenue Services shall grant a credit against  
1865 [any] the tax [due] imposed under [the provisions of] chapter 207, 208,  
1866 209, 210, 211 or 212 in an amount equal to the amount specified by the  
1867 Connecticut Housing Finance Authority in any tax credit voucher  
1868 issued by said authority pursuant to subsection (c) of this section.

1869 (c) The Connecticut Housing Finance Authority shall administer a  
1870 system of tax credit vouchers within the resources, requirements and  
1871 purposes of this section, for business firms making cash contributions to  
1872 housing programs developed, sponsored or managed by a nonprofit  
1873 corporation, as defined in subsection (a) of this section, which benefit  
1874 low and moderate income persons or families which have been  
1875 approved prior to the date of any such cash contribution by the  
1876 authority, including, but not limited to, contributions for a workforce  
1877 housing development project. Such vouchers may be used as a credit  
1878 against any of the taxes to which such business firm is subject and which  
1879 are enumerated in subsection (b) of this section. For taxable or income  
1880 years commencing on or after January 1, 1998, to be eligible for approval  
1881 a housing program shall be scheduled for completion not more than  
1882 three years from the date of approval. For taxable or income years  
1883 commencing on or after January 1, 2024, to be eligible for approval, a  
1884 workforce housing development project shall be scheduled for  
1885 completion not more than three years from the date of approval. Each  
1886 program or developer of a workforce housing development project shall  
1887 submit to the authority quarterly progress reports and a final report  
1888 upon completion, in a manner and form prescribed by the authority. If  
1889 a program or workforce housing development project fails to be  
1890 completed [after] on or before three years from the date of approval of  
1891 the project, or at any time the authority determines that a program or  
1892 project is unlikely to be completed, the authority may reclaim any

1893 remaining funds contributed by business firms and reallocate such  
1894 funds to another eligible program or project.

1895 (d) No business firm shall receive a credit pursuant to both this  
1896 section and chapter 228a in relation to the same cash contribution.

1897 (e) Nothing in this section shall be construed to prevent two or more  
1898 business firms from participating jointly in one or more programs or  
1899 projects under the provisions of this section. Such joint programs or  
1900 projects shall be submitted, and acted upon, as a single program or  
1901 project by the business firms involved.

1902 (f) No tax credit shall be granted to any business firm for any  
1903 individual amount contributed of less than two hundred fifty dollars.

1904 (g) Any tax credit not used in the [period] taxable income year during  
1905 which the cash contribution was made may be carried forward or  
1906 backward for the five immediately succeeding or preceding taxable or  
1907 income years until the full credit has been allowed.

1908 (h) In no event shall the total amount of all tax credits allowed to all  
1909 business firms pursuant to the provisions of this section exceed ten  
1910 million dollars in any one fiscal year, provided, each year until the date  
1911 sixty days after the date the Connecticut Housing Finance Authority  
1912 publishes the list of housing programs or workforce housing  
1913 development projects that will receive tax credit reservations, two  
1914 million dollars of the total amount of all tax credits under this section  
1915 shall be set aside for permanent supportive housing initiatives  
1916 established pursuant to section 17a-485c, and one million dollars of the  
1917 total amount of all tax credits under this section shall be set aside for  
1918 workforce housing, as defined by the Connecticut Housing Finance  
1919 Authority through written procedures adopted pursuant to subsection  
1920 (k) of this section. Each year, on or after the date sixty days after the date  
1921 the Connecticut Housing Finance Authority publishes the list of  
1922 housing programs or projects that will receive tax credit reservations,  
1923 any unused portion of such tax credits shall become available for any  
1924 housing program or project eligible for tax credits pursuant to this  
1925 section.

1926 (i) No organization conducting a housing program or [programs]  
1927 project eligible for funding with respect to which tax credits may be  
1928 allowed under this section shall be allowed to receive an aggregate  
1929 amount of such funding for any such program or [programs] project in  
1930 excess of five hundred thousand dollars for any fiscal year.

1931 (j) Nothing in this section shall be construed to prevent a business  
1932 firm from making any cash contribution to a housing program or project  
1933 to which tax credits may be applied which cash contribution may result  
1934 in the business firm having a limited equity interest in the program or  
1935 project.

1936 (k) The Connecticut Housing Finance Authority, with the approval of  
1937 the Commissioner of Revenue Services, shall adopt written procedures  
1938 in accordance with section 1-121 to implement the provisions of this  
1939 section. Such procedures shall include provisions for issuing tax credit  
1940 vouchers for cash contributions to housing programs or projects based  
1941 on a system of ranking housing programs. In establishing such ranking  
1942 system, the authority shall consider the following: (1) The readiness of  
1943 the project to be built; (2) use of the funds to build or rehabilitate a  
1944 specific housing project or to capitalize a revolving loan fund providing  
1945 low-cost loans for housing construction, repair or rehabilitation to  
1946 benefit persons of very low, low and moderate income; (3) the extent the  
1947 project will benefit families at or below twenty-five per cent of the area  
1948 median income and families with incomes between twenty-five per cent  
1949 and fifty per cent of the area median income, as defined by the United  
1950 States Department of Housing and Urban Development; (4) evidence of  
1951 the general administrative capability of the nonprofit corporation to  
1952 build or rehabilitate housing; (5) evidence that any funds received by  
1953 the nonprofit corporation for which a voucher was issued were used to  
1954 accomplish the goals set forth in the application; and (6) with respect to  
1955 any income year commencing on or after January 1, 1998: (A) Use of the  
1956 funds to provide housing opportunities in urban areas and the impact  
1957 of such funds on neighborhood revitalization; and (B) the extent to  
1958 which tax credit funds are leveraged by other funds.

1959 (l) Vouchers issued or reserved by the Department of Housing under

1960 the provisions of this section prior to July 1, 1995, shall be valid on and  
1961 after July 1, 1995, to the same extent as they would be valid under the  
1962 provisions of this section in effect on June 30, 1995.

1963 (m) The credit which is sought by the business firm shall first be  
1964 claimed on the tax return for such business firm's taxable income or year  
1965 during which the cash contribution to which the tax credit voucher  
1966 relates was paid.

1967 Sec. 33. Section 29-263 of the general statutes is repealed and the  
1968 following is substituted in lieu thereof (*Effective October 1, 2023*):

1969 (a) Except as provided in subsection (h) of section 29-252a and the  
1970 State Building Code adopted pursuant to subsection (a) of section 29-  
1971 252, after October 1, 1970, no building or structure shall be constructed  
1972 or altered until an application has been filed with the building official  
1973 and a permit issued. Such application shall be filed in person, by mail or  
1974 electronic mail, in a manner prescribed by the building official. Such  
1975 permit shall be issued or refused, in whole or in part, within thirty days  
1976 after the date of an application. No permit shall be issued except upon  
1977 application of the owner of the premises affected or the owner's  
1978 authorized agent. No permit shall be issued to a contractor who is  
1979 required to be registered pursuant to chapter 400, for work to be  
1980 performed by such contractor, unless the name, business address and  
1981 Department of Consumer Protection registration number of such  
1982 contractor is clearly marked on the application for the permit, and the  
1983 contractor has presented such contractor's certificate of registration as a  
1984 home improvement contractor. Prior to the issuance of a permit and  
1985 within said thirty-day period, the building official shall review the plans  
1986 of buildings or structures to be constructed or altered, including, but not  
1987 limited to, plans prepared by an architect licensed pursuant to chapter  
1988 390, a professional engineer licensed pursuant to chapter 391 or an  
1989 interior designer registered pursuant to chapter 396a acting within the  
1990 scope of such license or registration, to determine their compliance with  
1991 the requirements of the State Building Code and, where applicable, the  
1992 local fire marshal shall review such plans to determine their compliance  
1993 with the Fire Safety Code. Such plans submitted for review shall be in

1994 substantial compliance with the provisions of the State Building Code  
1995 and, where applicable, with the provisions of the Fire Safety Code.

1996 (b) On and after July 1, 1999, the building official shall assess an  
1997 education fee on each building permit application. During the fiscal year  
1998 commencing July 1, 1999, the amount of such fee shall be sixteen cents  
1999 per one thousand dollars of construction value as declared on the  
2000 building permit application and the building official shall remit such  
2001 fees quarterly to the Department of Administrative Services, for deposit  
2002 in the General Fund. Upon deposit in the General Fund, the amount of  
2003 such fees shall be credited to the appropriation to the Department of  
2004 Administrative Services and shall be used for the code training and  
2005 educational programs established pursuant to section 29-251c and the  
2006 educational programs required in subsections (a) and (b) of section 29-  
2007 262. On and after July 1, 2000, the assessment shall be made in  
2008 accordance with regulations adopted pursuant to subsection (d) of  
2009 section 29-251c. All fees collected pursuant to this subsection shall be  
2010 maintained in a separate account by the local building department.  
2011 During the fiscal year commencing July 1, 1999, the local building  
2012 department may retain two per cent of such fees for administrative costs  
2013 incurred in collecting such fees and maintaining such account. On and  
2014 after July 1, 2000, the portion of such fees which may be retained by a  
2015 local building department shall be determined in accordance with  
2016 regulations adopted pursuant to subsection (d) of section 29-251c. No  
2017 building official shall assess such education fee on a building permit  
2018 application to repair or replace a concrete foundation that has  
2019 deteriorated due to the presence of pyrrhotite.

2020 (c) Any municipality may, by ordinance adopted by its legislative  
2021 body, exempt Class I renewable energy source projects from payment  
2022 of building permit fees imposed by the municipality.

2023 (d) Notwithstanding any municipal charter, home rule ordinance or  
2024 special act, no municipality shall collect an application fee on a building  
2025 permit application to repair or replace a concrete foundation that has  
2026 deteriorated due to the presence of pyrrhotite.

2027 (e) Notwithstanding any municipal charter, home rule ordinance or  
2028 special act, no municipality shall collect any fee for a building permit  
2029 application for the construction or substantial rehabilitation of (1) an  
2030 eligible workforce housing opportunity development project, as defined  
2031 in section 32 of this act, or (2) a workforce housing development project,  
2032 as defined in section 8-395, as amended by this act.

2033 Sec. 34. (NEW) (*Effective October 1, 2023, and applicable to assessment*  
2034 *years commencing on or after October 1, 2023*) The legislative body of any  
2035 municipality or, in a municipality where the legislative body is a town  
2036 meeting, the board of selectmen may, by ordinance, exempt from real  
2037 property tax any workforce housing development project, as defined in  
2038 section 8-395 of the general statutes, as amended by this act, to the extent  
2039 of seventy per cent of its valuation for purposes of assessment in each  
2040 of the seven full assessment years following the assessment year in  
2041 which the construction or substantial rehabilitation, as defined in  
2042 section 8-395 of the general statutes, as amended by this act, is  
2043 completed.

2044 Sec. 35. (NEW) (*Effective October 1, 2023*) (a) Beginning with the fiscal  
2045 year commencing July 1, 2025, the Secretary of the Office of Policy and  
2046 Management shall pay a state grant in lieu of taxes to any municipality  
2047 that has opted to partially exempt from real property tax a workforce  
2048 housing development project under section 36 of this act and submitted  
2049 an application for such grant. A municipality shall apply for such grant  
2050 annually on a form and in a manner prescribed by the secretary. On or  
2051 before January first, annually, the Secretary of the Office of Policy and  
2052 Management shall determine the amount due to such municipality, in  
2053 accordance with this section.

2054 (b) Any grant payable to any municipality that applies for a grant  
2055 under the provisions of this section shall be equal to seventy per cent of  
2056 the property taxes that, except for any exemption applicable to any such  
2057 housing authority property under the provisions of chapter 128 of the  
2058 general statutes, would have been paid with respect to such exempt real  
2059 property on the assessment list in such municipality for the assessment  
2060 date two years prior to the commencement of the state fiscal year in



2061 which such grant is payable, for a maximum of seven assessment years.  
2062 The amount of the grant payable to each municipality in any year in  
2063 accordance with this section shall be reduced proportionately in the  
2064 event that the total of such grants in such year exceeds the amount  
2065 appropriated for the purposes of this section with respect to such year.

2066 Sec. 36. (NEW) (*Effective October 1, 2023*) The Connecticut Housing  
2067 Finance Authority shall develop and administer a program of mortgage  
2068 assistance for (1) developers for the construction or substantial  
2069 rehabilitation of eligible workforce housing opportunity development  
2070 projects, as defined in section 32 of this act, and (2) developers for the  
2071 construction or substantial rehabilitation of workforce housing  
2072 development projects, as defined in section 8-395 of the general statutes,  
2073 as amended by this act. In making mortgage assistance available under  
2074 the program, the authority shall utilize any appropriate housing  
2075 subsidies.

2076 Sec. 37. (*Effective from passage*) The Department of Housing shall,  
2077 within available appropriations, conduct a study on methods to (1)  
2078 increase housing options for apprentices and other newly hired  
2079 employees, and (2) enable such apprentices and other newly hired  
2080 employees to reside in the municipalities in which they work. Not later  
2081 than January 1, 2024, the Commissioner of Housing shall submit a  
2082 report, in accordance with the provisions of section 11-4a of the general  
2083 statutes, to the joint standing committee of the General Assembly  
2084 having cognizance of matters relating to housing. Such report shall  
2085 include recommendations on methods to increase such housing options  
2086 and any legislation necessary to implement such recommendations.

2087 Sec. 38. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

2088 (1) "Affordable housing deed restrictions" means deed restrictions  
2089 filed on the land records of the municipality, containing covenants or  
2090 restrictions that require the dwelling units in a multifamily building to  
2091 be sold or rented only to low-income residents;

2092 (2) "Alliance district" has the same meaning as provided in section 10-  
2093 262u of the general statutes;

2094 (3) "Environmental justice community" has the same meaning as  
2095 provided in section 22a-20a of the general statutes;

2096 (4) "Family violence" has the same meaning as provided in section  
2097 46b-38a of the general statutes; and

2098 (5) "Low-income resident" means, after adjustments for family size,  
2099 individuals or families whose income is not greater than eighty per cent  
2100 of (A) the state median income, or (B) the area median income,  
2101 whichever is less, for the area in which the resident resides, as  
2102 determined by the United States Department of Housing and Urban  
2103 Development.

2104 (b) The Commissioner of Energy and Environmental Protection, in  
2105 coordination with the Commissioner of Housing, shall establish a pilot  
2106 program to provide grants for retrofitting projects for multifamily  
2107 residences built before 1980 and located in environmental justice  
2108 communities or alliance districts that (1) improve the energy efficiency  
2109 of such residences, including, but not limited to, the installation of heat  
2110 pumps, solar power generating systems, improved roofing, storm doors  
2111 and windows and improved insulation, or (2) remediate health and  
2112 safety concerns, such as mold, vermiculite, asbestos, lead and radon.

2113 (c) On and after January 1, 2024, the Commissioner of Energy and  
2114 Environmental Protection shall accept applications, in a form to be  
2115 specified by the commissioner, from any owner of a residential dwelling  
2116 unit for a grant under the program. Any such grant may be awarded to  
2117 an owner of a residential dwelling unit that is (1) subject to binding  
2118 affordable housing deed restrictions, (2) not owner-occupied, and (3)  
2119 occupied by a tenant, or if vacant, to be occupied by a tenant not more  
2120 than one hundred eighty days after the award of such grant. If such  
2121 dwelling unit is not occupied within one hundred eighty days of the  
2122 award of the grant, the owner shall return any funds received by the  
2123 owner under such grant to the commissioner.

2124 (d) The Commissioner of Energy and Environmental Protection shall  
2125 prioritize the awarding of grants for projects that benefit any resident or  
2126 prospective resident who is (1) a low-income resident, (2) a veteran, (3)

2127 a victim of family violence, or (4) experiencing homelessness or who has  
2128 experienced homelessness.

2129 (e) The commissioner shall exclude from the program any owner of a  
2130 residential dwelling unit determined by the commissioner to be in  
2131 violation of chapter 830 of the general statutes.

2132 (f) The commissioner shall seek to expend the funds appropriated to  
2133 the Department of Energy and Environmental Protection for the pilot  
2134 program equally on an annual basis for the term of the pilot program.

2135 (g) On or before October 1, 2027, the commissioner shall file a report,  
2136 in accordance with the provisions of section 11-4a of the general statutes,  
2137 with the joint standing committee of the General Assembly having  
2138 cognizance of matters relating to housing (1) analyzing the success of  
2139 the pilot program, and (2) recommending whether a permanent  
2140 program should be established in the state and, if so, any proposed  
2141 legislation for such program.

2142 (h) The pilot program established pursuant to this section shall  
2143 terminate on September 30, 2028.

2144 Sec. 39. (*Effective from passage*) The Commissioner of Housing shall,  
2145 within available appropriations, establish a pilot program to provide  
2146 temporary housing for (1) persons experiencing homelessness, or (2)  
2147 veterans who need respite care. Such program shall be implemented in  
2148 not fewer than three municipalities, each with a population of not less  
2149 than seventy-five thousand, and shall provide not fewer than twenty  
2150 housing units for eligible persons who need respite care because they  
2151 are recovering from injury or illness. The commissioner shall establish  
2152 eligibility criteria for persons eligible to participate in the pilot program.  
2153 The commissioner may contract with one or more nonprofit  
2154 organizations to administer the program. Not later than January 1, 2025,  
2155 the commissioner shall submit a report on the pilot program, in  
2156 accordance with the provisions of section 11-4a of the general statutes,  
2157 to the joint standing committee of the General Assembly having  
2158 cognizance of matters relating to housing. The pilot program shall  
2159 terminate on January 1, 2025.

2160 Sec. 40. (NEW) (*Effective from passage*) (a) There is established the  
2161 majority leaders' roundtable group on affordable housing. The group  
2162 shall study (1) existing affordable housing policies, programs, and  
2163 initiatives in the state, (2) the potential conversion of state properties  
2164 into affordable housing developments, (3) successful models and best  
2165 practices from other states or regions to inform potential policy  
2166 recommendations, (4) the potential conversion of commercial properties  
2167 such as hotels, malls and office buildings into residential buildings, and  
2168 (5) any other topics related to the promotion and development of  
2169 affordable housing in the state.

2170 (b) The roundtable group shall consist of the following members:

2171 (1) The co-chairs and ranking members of the joint standing  
2172 committees of the General Assembly having cognizance of matters  
2173 relating to housing and planning and development;

2174 (2) The majority leader of the Senate;

2175 (3) The majority leader of the House of Representatives;

2176 (4) Three appointed by the majority leader of the House of  
2177 Representatives, one of whom has expertise in public housing, one of  
2178 whom represents a regional council of governments, and one of whom  
2179 represents a business advocacy organization or regional chamber of  
2180 commerce;

2181 (5) Three appointed by the majority leader of the Senate, one of whom  
2182 has expertise in regional planning, one of whom has expertise in local  
2183 planning and zoning, and one of whom has expertise in housing  
2184 development.

2185 (6) The Commissioner of Administrative Services, or the  
2186 commissioner's designee;

2187 (7) The Commissioner of Housing, or the commissioner's designee;

2188 (8) The Commissioner of Economic and Community Development,  
2189 or the commissioner's designee;

2190 (9) The Commissioner of Transportation, or the commissioner's  
2191 designee;

2192 (10) The Responsible Growth Coordinator, or the coordinator's  
2193 designee;

2194 (11) The Executive Director of the Connecticut Housing Finance  
2195 Authority, or the executive director's designee;

2196 (12) The Executive Director of the Connecticut Conference of  
2197 Municipalities, or the executive director's designee;

2198 (13) The Executive Director of the Connecticut Council of Small  
2199 Towns, or the executive director's designee; and

2200 (c) Any member of the roundtable group appointed under  
2201 subdivision (1), (2), (3), or (4) of subsection (b) of this section may be a  
2202 member of the General Assembly.

2203 (d) All initial appointments to the roundtable group shall be made  
2204 not later than thirty days after the effective date of this section. Any  
2205 vacancy shall be filled by the appointing authority.

2206 (e) The majority leader of the Senate and the majority leader of the  
2207 House of Representatives shall be the chairpersons for the roundtable  
2208 group. The chairpersons shall schedule the first meeting of the  
2209 roundtable group, which shall be held not later than sixty days after the  
2210 effective date of this section.

2211 (f) The administrative staff of the joint standing committee of the  
2212 General Assembly having cognizance of matters relating to housing  
2213 shall serve as administrative staff of the roundtable group.

2214 (g) Not later than January 1, 2024, and annually on January first  
2215 thereafter, the roundtable group shall submit a report on its findings  
2216 and recommendations to the joint standing committee of the General  
2217 Assembly having cognizance of matters relating to housing, in  
2218 accordance with the provisions of section 11-4a of the general statutes.

2219 Sec. 41. (*Effective July 1, 2023*) (a) For the purposes described in  
2220 subsection (b) of this section, the State Bond Commission shall have the  
2221 power from time to time to authorize the issuance of bonds of the state  
2222 in one or more series and in principal amounts not exceeding in the  
2223 aggregate five million dollars.

2224 (b) The proceeds of the sale of such bonds, to the extent of the amount  
2225 stated in subsection (a) of this section, shall be used by the Department  
2226 of Veterans Affairs for the purpose of converting unused or vacant  
2227 housing into housing for homeless veterans.

2228 (c) All provisions of section 3-20 of the general statutes, or the exercise  
2229 of any right or power granted thereby, that are not inconsistent with the  
2230 provisions of this section are hereby adopted and shall apply to all  
2231 bonds authorized by the State Bond Commission pursuant to this  
2232 section. Temporary notes in anticipation of the money to be derived  
2233 from the sale of any such bonds so authorized may be issued in  
2234 accordance with section 3-20 of the general statutes and from time to  
2235 time renewed. Such bonds shall mature at such time or times not  
2236 exceeding twenty years from their respective dates as may be provided  
2237 in or pursuant to the resolution or resolutions of the State Bond  
2238 Commission authorizing such bonds. None of such bonds shall be  
2239 authorized except upon a finding by the State Bond Commission that  
2240 there has been filed with it a request for such authorization that is signed  
2241 by or on behalf of the Secretary of the Office of Policy and Management  
2242 and states such terms and conditions as said commission, in its  
2243 discretion, may require. Such bonds issued pursuant to this section shall  
2244 be general obligations of the state and the full faith and credit of the state  
2245 of Connecticut are pledged for the payment of the principal of and  
2246 interest on such bonds as the same become due, and accordingly and as  
2247 part of the contract of the state with the holders of such bonds,  
2248 appropriation of all amounts necessary for punctual payment of such  
2249 principal and interest is hereby made, and the State Treasurer shall pay  
2250 such principal and interest as the same become due.

2251 Sec. 42. (*Effective July 1, 2023*) (a) For the purposes described in  
2252 subsection (b) of this section, the State Bond Commission shall have the

2253 power from time to time to authorize the issuance of bonds of the state  
2254 in one or more series and in principal amounts not exceeding in the  
2255 aggregate five million dollars.

2256 (b) The proceeds of the sale of such bonds, to the extent of the amount  
2257 stated in subsection (a) of this section, shall be used by the Department  
2258 of Housing for the purpose of developing a winter eviction prevention  
2259 program that provides direct financial assistance to landlords who (1)  
2260 have initiated a summary process action against any tenant for  
2261 nonpayment of rent, and (2) agrees to delay the execution of any  
2262 judgment in such summary process action to prevent such tenant from  
2263 being evicted between January first and March first of any year. The  
2264 Commissioner of Housing shall determine eligibility criteria for both  
2265 landlords and tenants concerning the winter eviction prevention  
2266 program.

2267 (c) All provisions of section 3-20 of the general statutes, or the exercise  
2268 of any right or power granted thereby, that are not inconsistent with the  
2269 provisions of this section are hereby adopted and shall apply to all  
2270 bonds authorized by the State Bond Commission pursuant to this  
2271 section. Temporary notes in anticipation of the money to be derived  
2272 from the sale of any such bonds so authorized may be issued in  
2273 accordance with section 3-20 of the general statutes and from time to  
2274 time renewed. Such bonds shall mature at such time or times not  
2275 exceeding twenty years from their respective dates as may be provided  
2276 in or pursuant to the resolution or resolutions of the State Bond  
2277 Commission authorizing such bonds. None of such bonds shall be  
2278 authorized except upon a finding by the State Bond Commission that  
2279 there has been filed with it a request for such authorization that is signed  
2280 by or on behalf of the Secretary of the Office of Policy and Management  
2281 and states such terms and conditions as said commission, in its  
2282 discretion, may require. Such bonds issued pursuant to this section shall  
2283 be general obligations of the state and the full faith and credit of the state  
2284 of Connecticut are pledged for the payment of the principal of and  
2285 interest on such bonds as the same become due, and accordingly and as  
2286 part of the contract of the state with the holders of such bonds,  
2287 appropriation of all amounts necessary for punctual payment of such

2288 principal and interest is hereby made, and the State Treasurer shall pay  
2289 such principal and interest as the same become due.

2290 Sec. 43. Section 8-336q of the general statutes is repealed and the  
2291 following is substituted in lieu thereof (*Effective October 1, 2023*):

2292 (a) The commissioner, in consultation with the Treasurer, the  
2293 Secretary of the Office of Policy and Management and the Connecticut  
2294 Housing Finance Authority, [and after consideration of the  
2295 recommendations of the committee established by subsection (b) of this  
2296 section,] shall establish regulations and criteria for rating various  
2297 proposals for funds under the Housing Trust Fund program. The  
2298 regulations shall be adopted pursuant to chapter 54 and posted on the  
2299 department's web site.

2300 [(b) There shall be a Housing Trust Fund Program Advisory  
2301 Committee. Said committee shall meet at least semiannually and shall  
2302 advise the commissioner on (1) the administration, management and  
2303 objectives of the Housing Trust Fund program; and (2) the development  
2304 of regulations, procedures and rating criteria for the program. The  
2305 committee shall be appointed by the commissioner, in consultation with  
2306 the Treasurer and the secretary and shall include the chairpersons and  
2307 ranking members of the joint standing committee of the General  
2308 Assembly having cognizance of matters relating to planning and  
2309 development, and the joint standing committee of the General  
2310 Assembly having cognizance of matters relating to housing and  
2311 representatives from each of the following: (A) The nonprofit housing  
2312 development community; (B) the for-profit housing development  
2313 community; (C) a housing authority; (D) a community development  
2314 financial institution; (E) the Connecticut Housing Finance Authority; (F)  
2315 a state-wide housing organization; (G) an elected or appointed official  
2316 of a municipality with a population of less than fifty thousand; (H) an  
2317 elected or appointed official of a municipality with a population  
2318 between fifty thousand and one hundred thousand; (I) an elected or  
2319 appointed official of a municipality with a population in excess of one  
2320 hundred thousand; and (J) the employers of the state, which may be  
2321 satisfied by the appointment of a representative from a state business



2322 and industry association or regional chambers of commerce.]

2323 [(c)] (b) The commissioner may adopt regulations, in accordance with  
2324 the provisions of chapter 54, to carry out the provisions of sections 8-  
2325 336m to 8-336q, inclusive, as amended by this act.

2326 [(d)] (c) The commissioner may request, inspect and audit reports,  
2327 books and records and any other financial or project-related information  
2328 with respect to eligible applicants that receive financial assistance,  
2329 including, without limitation, resident or employment information,  
2330 financial and operating statements and audits. The commissioner may  
2331 investigate the accuracy and completeness of such reports, books and  
2332 records.

2333 [(e)] (d) Whenever financial assistance is provided pursuant to  
2334 section 8-336p, the commissioner may take all reasonable steps and  
2335 exercise all available remedies necessary or desirable to protect the  
2336 obligations or interests of the state, including, but not limited to,  
2337 amending any term or condition of a contract or agreement, provided  
2338 such amendment is allowed or agreed to pursuant to such contract or  
2339 agreement, or purchasing or redeeming, pursuant to foreclosure  
2340 proceedings, bankruptcy proceedings or in other judicial proceedings,  
2341 any property on which such commissioner or the department holds a  
2342 mortgage or other lien, or in which the commissioner or the department  
2343 has an interest.

2344 Sec. 44. Subsection (d) of section 47a-21 of the general statutes is  
2345 repealed and the following is substituted in lieu thereof (*Effective October*  
2346 *1, 2023*):

2347 (d) (1) Not later than the time specified in subdivision (2) of this  
2348 subsection, the person who is the landlord at the time a tenancy is  
2349 terminated, other than a rent receiver, shall pay to the tenant or former  
2350 tenant: (A) The amount of any security deposit that was deposited by  
2351 the tenant with the person who was landlord at the time such security  
2352 deposit was deposited less the value of any damages that any person  
2353 who was a landlord of such premises at any time during the tenancy of  
2354 such tenant has suffered as a result of such tenant's failure to comply

2355 with such tenant's obligations; and (B) any accrued interest. If the  
2356 landlord at the time of termination of a tenancy is a rent receiver, such  
2357 rent receiver shall return security deposits in accordance with the  
2358 provisions of subdivision (3) of this subsection.

2359 (2) Upon termination of a tenancy, any tenant may notify the landlord  
2360 in writing of such tenant's forwarding address. Not later than [thirty]  
2361 twenty-one days after termination of a tenancy or fifteen days after  
2362 receiving written notification of such tenant's forwarding address,  
2363 whichever is later, each landlord other than a rent receiver shall deliver  
2364 to the tenant or former tenant at such forwarding address either (A) the  
2365 full amount of the security deposit paid by such tenant plus accrued  
2366 interest, or (B) the balance of such security deposit and accrued interest  
2367 after deduction for any damages suffered by such landlord by reason of  
2368 such tenant's failure to comply with such tenant's obligations, together  
2369 with a written statement itemizing the nature and amount of such  
2370 damages. Any landlord who violates any provision of this subsection  
2371 shall be liable for twice the amount of any security deposit paid by such  
2372 tenant, except that, if the only violation is the failure to deliver the  
2373 accrued interest, such landlord shall be liable for ten dollars or twice the  
2374 amount of the accrued interest, whichever is greater.

2375 (3) (A) Any receiver who is authorized by a court to return security  
2376 deposits and to inspect the premises of any tenant shall pay security  
2377 deposits and accrued interest in accordance with the provisions of  
2378 subdivisions (1) and (2) of this subsection from the operating income of  
2379 such receivership to the extent that any such payments exceed the  
2380 amount in any escrow accounts for such tenants. (B) Any rent receiver  
2381 shall present any claim by any tenant for return of a security deposit to  
2382 the court which authorized the rent receiver. Such court shall determine  
2383 the validity of any such claim and shall direct such rent receiver to pay  
2384 from the escrow account or from the operating income of such property  
2385 the amount due such tenant as determined by such court.

2386 Sec. 45. Subsection (i) of section 47a-21 of the general statutes is  
2387 repealed and the following is substituted in lieu thereof (*Effective October*  
2388 *1, 2023*):

2389 (i) On and after July 1, 1993, each landlord other than a landlord of a  
2390 residential unit in any building owned or controlled by any educational  
2391 institution and used by such institution for the purpose of housing  
2392 students of such institution and their families, and each landlord or  
2393 owner of a mobile manufactured home or of a mobile manufactured  
2394 home space or lot or park, as such terms are defined in subdivisions (1),  
2395 (2) and (3) of section 21-64, shall pay interest on each security deposit  
2396 received by such landlord at a rate of not less than the average rate paid,  
2397 as of December 30, 1992, on savings deposits by insured commercial  
2398 banks as published in the Federal Reserve Board Bulletin rounded to the  
2399 nearest one-tenth of one percentage point, except in no event shall the  
2400 rate be less than one and one-half per cent. On and after January 1, 1994,  
2401 the rate for each calendar year shall be not less than the deposit index,  
2402 determined under this section as it was in effect during such year. On  
2403 and after January 1, 2012, the rate for each calendar year shall be not less  
2404 than the deposit index, as defined in section 36a-26, for that year. On the  
2405 anniversary date of the tenancy and annually thereafter, such interest  
2406 shall be paid to the tenant or resident or credited toward the next rental  
2407 payment due from the tenant or resident, as the landlord or owner shall  
2408 determine. If the tenancy is terminated before the anniversary date of  
2409 such tenancy, or if the landlord or owner returns all or part of a security  
2410 deposit prior to termination of the tenancy, the landlord or owner shall  
2411 pay the accrued interest to the tenant or resident not later than [thirty]  
2412 twenty-one days after such termination or return. Interest shall not be  
2413 paid to a tenant for any month in which the tenant has been delinquent  
2414 for more than ten days in the payment of any monthly rent, unless the  
2415 landlord imposes a late charge for such delinquency. No landlord shall  
2416 increase the rent due from a tenant because of the requirement that the  
2417 landlord pay on interest the security deposit.

2418 Sec. 46 Section 1. (*Effective July 1, 2023*) (a) For the purposes described  
2419 in subsection (b) of this section, the State Bond Commission shall have  
2420 the power from time to time to authorize the issuance of bonds of the  
2421 state in one or more series and in principal amounts not exceeding in  
2422 the aggregate fifty dollars.

2423 (b) The proceeds of the sale of such bonds, to the extent of the amount

2424 stated in subsection (a) of this section, shall be used by the Department  
2425 of Housing for the purpose of funding the state-sponsored housing  
2426 portfolio recapitalization program.

2427 (c) All provisions of section 3-20 of the general statutes, or the exercise  
2428 of any right or power granted thereby, that are not inconsistent with the  
2429 provisions of this section are hereby adopted and shall apply to all  
2430 bonds authorized by the State Bond Commission pursuant to this  
2431 section. Temporary notes in anticipation of the money to be derived  
2432 from the sale of any such bonds so authorized may be issued in  
2433 accordance with section 3-20 of the general statutes and from time to  
2434 time renewed. Such bonds shall mature at such time or times not  
2435 exceeding twenty years from their respective dates as may be provided  
2436 in or pursuant to the resolution or resolutions of the State Bond  
2437 Commission authorizing such bonds. None of such bonds shall be  
2438 authorized except upon a finding by the State Bond Commission that  
2439 there has been filed with it a request for such authorization that is signed  
2440 by or on behalf of the Secretary of the Office of Policy and Management  
2441 and states such terms and conditions as said commission, in its  
2442 discretion, may require. Such bonds issued pursuant to this section shall  
2443 be general obligations of the state and the full faith and credit of the state  
2444 of Connecticut are pledged for the payment of the principal of and  
2445 interest on such bonds as the same become due, and accordingly and as  
2446 part of the contract of the state with the holders of such bonds,  
2447 appropriation of all amounts necessary for punctual payment of such  
2448 principal and interest is hereby made, and the State Treasurer shall pay  
2449 such principal and interest as the same become due.

2450 Sec. 47. Section 8-45 of the general statutes is repealed and the  
2451 following is substituted in lieu thereof (*Effective October 1, 2023*):

2452 (a) Each housing authority shall manage and operate its housing  
2453 projects in an efficient manner so as to enable it to fix the rentals for  
2454 dwelling accommodations at the lowest possible rates consistent with  
2455 providing decent, safe and sanitary dwelling accommodations, and no  
2456 housing authority shall construct or operate any such project for profit  
2457 or as a source of revenue to the municipality. [To this end an] An

2458 authority shall fix the rentals for dwelling in its projects at no higher  
2459 rates than it finds to be necessary in order to produce revenues which,  
2460 together with all other available money, revenues, income and receipts  
2461 of the authority from whatever sources derived, will be sufficient [(a)]  
2462 (1) to pay, as the same become due, the principal and interest on the  
2463 bonds of the authority; [(b)] (2) to meet the cost of, and to provide for,  
2464 maintaining and operating the projects, including the cost of any  
2465 insurance, and the administrative expenses of the authority; and [(c)] (3)  
2466 to create, during not less than six years immediately succeeding its  
2467 issuance of any bonds, a reserve sufficient to meet the largest principal  
2468 and interest payments which will be due on such bonds in any one year  
2469 thereafter and to maintain such reserve.

2470 (b) In the operation or management of housing projects an authority  
2471 shall, at all times, rent or lease the dwelling accommodations therein at  
2472 rentals within the financial reach of families of low income. The  
2473 authority, subject to approval by the Commissioner of Housing, shall fix  
2474 maximum income limits for the admission and for the continued  
2475 occupancy of families in such housing, provided such maximum income  
2476 limits and all revisions thereof for housing projects operated pursuant  
2477 to any contract with any agency of the federal government shall be  
2478 subject to the prior approval of such federal agency. The [Commissioner  
2479 of Housing] commissioner shall define the income of a family to provide  
2480 the basis for determining eligibility for the admission and for the  
2481 continued occupancy of families under the maximum income limits  
2482 fixed and approved. The definition of family income [,] by the  
2483 [Commissioner of Housing,] commissioner may provide for the  
2484 exclusion of all or part of the income of family members which, in the  
2485 judgment of [said] the commissioner, is not generally available to meet  
2486 the cost of basic living needs of the family.

2487 (c) Any housing authority administering a tenant-based rental  
2488 assistance program, such as the federal Housing Choice Voucher  
2489 program, shall, not later than thirty days after setting or updating the  
2490 payment standard, as defined in 24 CFR 982.4, or any similar maximum  
2491 monthly assistance payment for a dwelling accommodation, post such  
2492 payment standard in a prominent and publicly accessible location on its

2493 Internet web site or the Internet web site of the municipality in which  
2494 such authority is located. Such posting shall include (1) a disclaimer  
2495 alerting program participants that the maximum allowable payment  
2496 standard may not be applied in full to the actual rental rate paid by the  
2497 applicant in certain circumstances, and (2) any rules or regulations  
2498 adopted by such authority regarding such rental assistance programs.

2499 (d) No housing authority shall refuse to rent any dwelling  
2500 accommodation to an otherwise qualified applicant on the ground that  
2501 one or more of the proposed occupants are children born out of  
2502 wedlock.

2503 (e) Each housing authority shall provide a receipt to each applicant  
2504 for admission to its housing projects stating the time and date of  
2505 application and shall maintain and transmit to the Commissioner of  
2506 Housing a list of such applications, which shall be a public record, as  
2507 defined in section 1-200. The [Commissioner of Housing] commissioner  
2508 shall [, by regulation, provide for the manner in which such list shall be  
2509 created, maintained and revised] adopt regulations, in accordance with  
2510 the provisions of chapter 54, concerning the creation and maintenance  
2511 of a state-wide waiting list for such applications ordered according to  
2512 the date of submission of such applications.

2513 (f) No provision of this chapter shall be construed as limiting the right  
2514 of the authority to vest in an obligee the right, in the event of a default  
2515 by such authority, to take possession of a housing project or cause the  
2516 appointment of a receiver thereof or acquire title thereto through  
2517 foreclosure proceedings, free from all the restrictions imposed by this  
2518 chapter with respect to rental rates and tenant selection.

2519 Sec. 48. Section 8-48 of the general statutes is repealed and the  
2520 following is substituted in lieu thereof (*Effective October 1, 2023*):

2521 In the cases of any tenants who are the recipients of one hundred per  
2522 cent social services aid from the Department of Social Services of the  
2523 state or any municipality and who have no income from any other  
2524 source, rentals shall be fixed by each housing authority for the ensuing  
2525 rental year established by the authority based on one-half of the costs

2526 and expenses set forth in subdivision (1) of subsection (a) of section 8-  
2527 45, as amended by this act, plus the full amount of costs and expenses  
2528 set forth in [subsections (b) and (c) of said section] subdivisions (2) and  
2529 (3) of said subsection as set forth in the operating statements of the  
2530 authority for the preceding fiscal year, which total amount shall be  
2531 divided by the total number of rooms contained in all low-rent housing  
2532 projects operated by such housing authority to establish the rental cost  
2533 per room per annum for such tenants, from which figure shall be  
2534 computed the rent per month per room. Said rentals shall govern for  
2535 said rental year.

2536 Sec. 49. Subdivision (1) of subsection (a) of section 8-446 of the general  
2537 statutes is repealed and the following is substituted in lieu thereof  
2538 (*Effective October 1, 2023*):

2539 (1) Funding of not more than one million dollars, from remittances  
2540 transferred pursuant to section 38a-331 for the period beginning January  
2541 1, 2019, and ending December 31, 2019, shall be remitted to the  
2542 Department of Economic and Community Development to be used for  
2543 grants-in-aid to (A) homeowners with homes located in the immediate  
2544 vicinity of the West River in the Westville section of New Haven and  
2545 Woodbridge for structurally damaged homes due to subsidence, (B)  
2546 condominium associations located in Hamden for structurally deficient  
2547 foundations, and [to] (C) homeowners with homes abutting the Yale  
2548 Golf Course in the Westville section of New Haven for damage to such  
2549 homes from water infiltration or structural damage due to subsidence;

2550 Sec. 50. Section 8-169hh of the general statutes is repealed and the  
2551 following is substituted in lieu thereof (*Effective July 1, 2023*):

2552 For purposes of this section, [and] sections 8-169ii to 8-169ss,  
2553 inclusive, and section 2 of this act:

2554 (1) "As of right" has the same meaning as provided in section 8-1a;

2555 [(1)] (2) "Authority" means the Connecticut Municipal  
2556 Redevelopment Authority established in section 8-169ii;

2557 [(2)] (3) "Authority development project" means a project occurring  
2558 within the boundaries of a Connecticut Municipal Redevelopment  
2559 Authority development district;

2560 [(3)] (4) "Connecticut Municipal Redevelopment Authority  
2561 development district" or "development district" means the area  
2562 determined by a memorandum of agreement between the authority and  
2563 the chief executive officer of the member municipality, or the chief  
2564 executive officers of the municipalities constituting a joint member  
2565 entity, as applicable, where such development district is located,  
2566 provided such area shall be considered a downtown or does not exceed  
2567 a one-half-mile radius of a transit station;

2568 [(4)] (5) "Designated tier III municipality" has the same meaning as  
2569 provided in section 7-560;

2570 [(5)] (6) "Designated tier IV municipality" has the same meaning as  
2571 provided in section 7-560;

2572 [(6)] (7) "Downtown" means a central business district or other  
2573 commercial neighborhood area of a community that serves as a center  
2574 of socioeconomic interaction in the community, characterized by a  
2575 cohesive core of commercial and mixed-use buildings, often  
2576 interspersed with civic, religious and residential buildings and public  
2577 spaces, that are typically arranged along a main street and intersecting  
2578 side streets and served by public infrastructure;

2579 [(7)] (8) "Member municipality" means [(A)] any municipality [with a  
2580 population of seventy thousand or more] that opts to join the  
2581 Connecticut Municipal Redevelopment Authority in accordance with  
2582 section 8-169*ll*. [, or (B) any designated tier III or tier IV municipality.]  
2583 "Member municipality" does not include the city of Hartford or any  
2584 municipality that is considered part of the capital region, as defined in  
2585 section 32-600;

2586 (9) "Middle housing" has the same meaning as provided in section 8-  
2587 1a;



2588 [(8)] (10) "Joint member entity" means two or more municipalities  
2589 with a combined population of seventy thousand or more that together  
2590 opt to join the Connecticut Municipal Redevelopment Authority in  
2591 accordance with section 8-169ll, provided no such municipality is  
2592 considered part of the capital region, as defined in section 32-600;

2593 [(9)] (11) "Project" means any or all of the following: (A) The design  
2594 and construction of transit-oriented development, as defined in section  
2595 13b-79kk; (B) the creation of housing units through rehabilitation or new  
2596 construction; (C) the demolition or redevelopment of vacant buildings;  
2597 and (D) development and redevelopment;

2598 [(10) State-wide transportation investment program"] (12) "State-  
2599 wide transportation investment program" means the planning  
2600 document developed and updated at least every four years by the  
2601 Department of Transportation in compliance with the requirements of  
2602 23 USC 135, listing all transportation projects in the state expected to  
2603 receive federal funding during the four-year period covered by the  
2604 program; and

2605 [(11)] (13) "Transit station" means any passenger railroad station or  
2606 bus rapid transit station that is operational, or for which the Department  
2607 of Transportation has initiated planning or that is included in the state-  
2608 wide transportation investment program, that is or will be located  
2609 within the boundaries of a member municipality or the municipalities  
2610 constituting a joint member entity.

2611 Sec. 51. (NEW) (*Effective July 1, 2023*) (a) As used in this section and  
2612 section 3 of this act, "housing growth zone" means any area within a  
2613 municipality in which applicable zoning regulations adopted pursuant  
2614 to section 8-2 of the general statutes are designed to facilitate substantial  
2615 development of new dwelling units consistent with subsection (c) of this  
2616 section. Any housing growth zone shall encompass an entire  
2617 development district and may include areas outside such district.

2618 (b) Notwithstanding section 8-169jj of the general statutes, prior to  
2619 the execution of any memorandum of agreement that establishes a  
2620 development district, any chief executive officer of a member

2621 municipality, or the chief executive officers of the municipalities  
2622 constituting a joint member entity, shall create a proposal for a housing  
2623 growth zone and submit such proposal, including proposed zoning  
2624 regulations applicable to such zone, for the authority's review and  
2625 approval.

2626 (c) (1) Except as provided in subdivision (4) of this subsection, the  
2627 authority shall approve any proposal submitted pursuant to subsection  
2628 (b) of this section if the authority determines that the proposed zoning  
2629 regulations applicable to the housing growth zone are likely to  
2630 substantially increase the production of new dwelling units necessary  
2631 to meet housing demand within the region.

2632 (2) In making its determination pursuant to subdivision (1) of this  
2633 subsection, the authority shall presume that any proposal that includes  
2634 the following provisions is likely to substantially increase the  
2635 production of new dwelling units: (A) The proposal permits middle  
2636 housing as of right, and (B) the proposal requires only the approval of  
2637 the zoning board of appeals for the issuance of any applicable permits  
2638 for any application that would result in a net increase of dwelling units  
2639 other than middle housing units, provided such zoning board of  
2640 appeals, with respect to any application submitted pursuant to this  
2641 section, shall (i) have the same power to issue any permit or approval as  
2642 any other municipal body or official who would otherwise act with  
2643 respect to such application, (ii) hold a single public hearing not later  
2644 than thirty days after the receipt of any such application, (iii) by majority  
2645 vote, determine whether to approve or deny such application not later  
2646 than thirty days after such public hearing, and (iv) require no separate  
2647 approval from any planning and zoning commission, sewer  
2648 commission, water commission, municipal wetlands commission,  
2649 municipal conservation commission or board or municipal historic  
2650 preservation commission.

2651 (3) In making its determination pursuant to subdivision (1) of this  
2652 subsection whether a housing growth zone proposal is likely to  
2653 substantially increase the production of new dwelling units, the  
2654 authority shall consider whether the proposal (A) allows the

2655 development of new dwelling units without the requirement of any off-  
2656 street parking spaces, (B) requires that ten per cent of units are  
2657 considered set-aside units, as such term is used in section 8-30g of the  
2658 general statutes, for any application involving a net increase of ten or  
2659 more dwelling units, and (C) generally promotes residential diversity.

2660 (d) Notwithstanding chapter 130 of the general statutes, no member  
2661 municipality, nor the municipalities constituting a joint member entity,  
2662 shall submit an application or request for funds for any authority  
2663 development project pursuant to section 8-169nn of the general statutes,  
2664 nor shall any bonds, notes or other obligations of the authority be issued  
2665 to carry out such project, pursuant to section 8-169oo of the general  
2666 statutes, until the member municipality, or the municipalities  
2667 constituting a joint member entity, enacts all of the zoning regulations  
2668 proposed in the housing zone growth proposal approved by the  
2669 authority.

2670 Sec. 52. (NEW) (*Effective October 1, 2023*) (a) (1) Not later than March  
2671 31, 2024, and annually thereafter, each municipality shall report to the  
2672 Department of Economic and Community Development, for the  
2673 previous calendar year, (A) the number of new dwelling units permitted  
2674 in such municipality, including specifying how many new dwelling  
2675 units are located within single family, two-to-four family and more than  
2676 four family homes; and (B) the number of dwelling units demolished in  
2677 such municipality.

2678 (2) Not later than December 31, 2023, each municipality shall report  
2679 the information specified in subsection (a) of this section for each  
2680 calendar year from 2018 to 2022, inclusive.

2681 (b) On and after April 1, 2024, the Commissioner of Economic and  
2682 Community Development shall send a notice to any municipality that  
2683 fails to comply with the requirements of subsection (a) of this section. If  
2684 any municipality fails to comply with the requirements of subsection (a)  
2685 of this section more than sixty days after the issuance of such letter by  
2686 the commissioner, the commissioner shall deem such municipality  
2687 ineligible for discretionary state funding from the Department of

2688 Economic and Community Development for a period lasting until the  
 2689 subsequent reporting deadline required by this section unless such  
 2690 prohibition is expressly waived by the commissioner upon the  
 2691 commissioner's finding of good cause for such failure to comply.

2692 (c) The Department of Economic and Community Development shall  
 2693 collect the reports as provided in subsection (a) of this section and  
 2694 publish such reports on the department's Internet web site.

2695 Sec. 53. (NEW) (*Effective October 1, 2023*) The Secretary of the Office  
 2696 of Policy and Management, in consultation with the Commissioner of  
 2697 Administrative Services and the Commissioner of Transportation, shall  
 2698 conduct a study of any real property owned by the state, excluding any  
 2699 real property reserved for conservation by the state, to identify  
 2700 properties surplus to state needs and suitable for development for  
 2701 housing to improve housing opportunities for residents in the state,  
 2702 with a particular focus on any property suitable for transit-oriented  
 2703 development and affordable housing. Not later than January 1, 2024, the  
 2704 secretary shall submit a report, in accordance with the provisions of  
 2705 section 11-4a of the general statutes, to the Governor and to the joint  
 2706 standing committees of the General Assembly having cognizance of  
 2707 matters relating to housing and planning and development containing  
 2708 the findings of such study.

2709 Sec. 54. (*Effective July 1, 2024*) The sum of ten million dollars is  
 2710 appropriated to the Department of Housing from the General Fund, for  
 2711 the fiscal year ending June 30, 2024, for the prevention of homelessness.

2712 Sec. 55. Section 8-30j of the general statutes is repealed. (*Effective*  
 2713 *December 1, 2026*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	7-148(c)(7)(A)
Sec. 2	<i>October 1, 2023</i>	New section
Sec. 3	<i>October 1, 2023</i>	47a-1
Sec. 4	<i>October 1, 2023</i>	New section
Sec. 5	<i>October 1, 2023</i>	47a-4(a)

Sec. 6	<i>October 1, 2023</i>	47a-15a
Sec. 7	<i>July 1, 2023</i>	8-339
Sec. 8	<i>July 1, 2023</i>	New section
Sec. 9	<i>October 1, 2023</i>	47a-23c
Sec. 10	<i>October 1, 2023</i>	8-41(a)
Sec. 11	<i>October 1, 2023</i>	8-68f
Sec. 12	<i>October 1, 2023</i>	New section
Sec. 13	<i>October 1, 2023</i>	47a-58
Sec. 14	<i>October 1, 2023</i>	8-68d
Sec. 15	<i>October 1, 2023</i>	47a-6a(a) and (b)
Sec. 16	<i>October 1, 2023</i>	New section
Sec. 17	<i>July 1, 2023</i>	New section
Sec. 18	<i>July 1, 2023</i>	New section
Sec. 19	<i>October 1, 2023</i>	7-148b
Sec. 20	<i>October 1, 2023</i>	New section
Sec. 21	<i>from passage</i>	New section
Sec. 22	<i>October 1, 2023</i>	8-345
Sec. 23	<i>July 1, 2023</i>	New section
Sec. 24	<i>January 1, 2024, and applicable to any summary process action disposed of before or after such date</i>	New section
Sec. 25	<i>July 1, 2023</i>	12-494
Sec. 26	<i>July 1, 2023</i>	12-498
Sec. 27	<i>July 1, 2023</i>	8-336o
Sec. 28	<i>October 1, 2023</i>	46a-81e
Sec. 29	<i>from passage</i>	22a-430(g)
Sec. 30	<i>October 1, 2023</i>	New section
Sec. 31	<i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i>	12-63b
Sec. 32	<i>October 1, 2023</i>	8-395
Sec. 33	<i>October 1, 2023</i>	29-263
Sec. 34	<i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i>	New section
Sec. 35	<i>October 1, 2023</i>	New section
Sec. 36	<i>October 1, 2023</i>	New section
Sec. 37	<i>from passage</i>	New section
Sec. 38	<i>October 1, 2023</i>	New section

Sec. 39	<i>from passage</i>	New section
Sec. 40	<i>from passage</i>	New section
Sec. 41	<i>July 1, 2023</i>	New section
Sec. 42	<i>July 1, 2023</i>	New section
Sec. 43	<i>October 1, 2023</i>	8-336q
Sec. 44	<i>October 1, 2023</i>	47a-21(d)
Sec. 45	<i>October 1, 2023</i>	47a-21(i)
Sec. 46	<i>July 1, 2023</i>	New section
Sec. 47	<i>October 1, 2023</i>	8-45
Sec. 48	<i>October 1, 2023</i>	8-48
Sec. 49	<i>October 1, 2023</i>	8-446(a)(1)
Sec. 50	<i>July 1, 2023</i>	8-169hh
Sec. 51	<i>July 1, 2023</i>	New section
Sec. 52	<i>October 1, 2023</i>	New section
Sec. 53	<i>October 1, 2023</i>	New section
Sec. 54	<i>July 1, 2024</i>	New section
Sec. 55	<i>December 1, 2026</i>	Repealer section