



March 5, 2012

Committee on Commerce  
Capitol Building, Room 110  
Hartford, CT 06106

RE: HB-5341, An Act Concerning Additional Business Rights Related To Zoning Enforcements.  
Public Hearing - March 6, 2012

Dear Committee Members:

I write to you on behalf of the Connecticut Association of Zoning Enforcement Officials (CAZEO). CAZEO, a voluntary professional association, formed in 1979 to promote comprehensive zoning enforcement policies in Connecticut. Recognizing that zoning officials require special knowledge and skills, a formal certification process was established in 1982. Initially, the program was administered through the University of Connecticut and today is administered through Central Connecticut State University. Annual CAZEO membership represents over 100 Connecticut municipalities and averages 250 individual members. Since a formal program was established, at least 400 certifications have been administered. CAZEO certification is recognized to produce qualified, objective, and principled professionals.

CAZEO finds proposed HB-5341 problematic and conflicting. As written, the language confuses the authority of building officials (officials authorized to issue building permits and certificates of occupancy - CO) and zoning officials (officials charged with issuance of certificates stating that buildings, uses or structures are conforming or valid nonconforming). Additionally, the proposal treats review of building permits, issuance of COs and written statements of compliance/valid nonconformities interchangeable – they are not. If the proposal was intended to apply to building permits and COs, it is wrongly placed in CGS §8-2, the State's zoning enabling legislation. Conversely, if the language was intended to apply to written statements of compliance/valid nonconformities, the objective is missed.

I encourage you to disapprove this bill until a committee of stakeholders is convened to produce language beneficial to the community it was intended to serve and without causing any unintended conflicts.

Thank you in advance for your time and consideration.

Best regards,

*Lisa M. Houlihan*

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