
OLR Bill Analysis

sSB 960

AN ACT AUTHORIZING MUNICIPALITIES TO PROTECT HISTORIC PROPERTIES AND DISTRICTS.

SUMMARY:

This bill authorizes municipalities to adopt ordinances to protect the historic or architectural character of properties and districts that are listed on, or being considered for listing on, the state or national register of historic places.

EFFECTIVE DATE: October 1, 2013

BACKGROUND

National Register of Historic Places

The national register includes districts, sites, buildings, structures, and objects that are significant to American history, architecture, archeology, engineering, and culture. Such a property is not subject to any federal restrictions as long as it does not receive federal funding.

State Register of Historic Places

The state register uses eligibility criteria similar to the national register and includes:

1. all properties listed on the national register or determined eligible for listing;
2. all individually nominated properties and districts approved by the state historic preservation council (SHPC);
3. all properties approved by the SHPC for local historic property or district designation;
4. properties in the Connecticut historical commission's 1966-1967 survey of historic properties; and

5. all of the resources included in the 1987 survey of state-owned buildings completed for the Connecticut Historical Commission.

Properties listed on the state register are not subject to state-mandated use or development restrictions.

Historic Property and Historic District Commissions

By law, municipalities have the option of establishing historic property and historic district commissions (CGS § 7-147a *et seq.*). These commissions designate properties and districts under their jurisdiction through a process overseen by the Department of Economic and Community Development. They have the authority to grant a certificate of appropriateness, which is required before an owner can demolish or alter exterior architectural features of a designated property or erect a structure in a historic district.

In addition, municipalities may regulate historic properties through zoning and village district regulations (CGS §§ 8-2 and 8-2j).

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 19 Nay 0 (04/01/2013)