



General Assembly

**Amendment**

January Session, 2013

LCO No. 5651

**\*SB0080705651SD0\***

Offered by:

SEN. DUFF, 25<sup>th</sup> Dist.

REP. REED, 102<sup>nd</sup> Dist.

To: Subst. Senate Bill No. 807

File No. 108

Cal. No. 140

**"AN ACT CONCERNING WATER INFRASTRUCTURE AND  
CONSERVATION, MUNICIPAL REPORTING REQUIREMENTS AND  
UNPAID UTILITY ACCOUNTS AT MULTI-FAMILY DWELLINGS."**

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

3 "Section 1. (NEW) (*Effective from passage*) The Public Utilities  
4 Regulatory Authority shall authorize rates for each water company, as  
5 defined in section 16-1 of the general statutes, that promote  
6 comprehensive supply-side and demand-side water conservation. In  
7 establishing such rates, the authority shall take into consideration state  
8 energy policies, the capital intensive nature of sustaining water  
9 systems that minimize water losses and the competition for capital for  
10 continued investments in such systems. Such rates shall consider (1)  
11 demand projections that recognize the effects of conservation, (2)  
12 implementation of metering and measures to provide timely price  
13 signals to consumers, (3) multiyear rate plans, (4) measures to reduce  
14 system water losses, and (5) alternative rate designs that promote

15 conservation.

16 Sec. 2. (*Effective from passage*) The Public Utilities Regulatory  
17 Authority shall initiate a docket to identify water and energy  
18 conservation programs, including, as applicable, measures in an  
19 approved water supply plan pursuant to section 25-32d of the general  
20 statutes, that would be eligible for recovery by any water company, as  
21 defined in section 16-1 of the general statutes, in a general rate case,  
22 provided such company implements such programs and demonstrates  
23 with information and data available to the public that the expenses for  
24 such programs were reasonable and prudent. On or before January 1,  
25 2014, the Water Planning Council, in conjunction with the Energy  
26 Conservation Management Board, shall submit a report to the  
27 authority that identifies and recommends conservation programs for  
28 consideration by the authority in such docket or for incorporation into  
29 the Conservation and Load Management Plan developed pursuant to  
30 section 16-245m of the general statutes. The programs to be  
31 recommended by the Water Planning Council, in conjunction with the  
32 Energy Conservation Management Board, may include, but not be  
33 limited to, the use of renewable energy resources, meter equipment  
34 and technology to promote timely price signals and programs for  
35 consumers including monthly billing, water audits and leak detection  
36 programs.

37 Sec. 3. (NEW) (*Effective from passage*) (a) For purposes of this section,  
38 (1) "revenue adjustment mechanism" means a mechanism that  
39 reconciles in rates the difference between the actual revenues of a  
40 water company and allowed revenues, (2) "actual revenues" means the  
41 revenues received or accrued by a water company for water sales for a  
42 calendar year, including sales for resale and approved miscellaneous  
43 charges, authorized by the Public Utilities Regulatory Authority  
44 pursuant to sections 16-19 and 16-262w of the general statutes, as  
45 amended by this act, and those revenues authorized for customers  
46 acquired pursuant to section 16-43, 16-262o or 16-262s of the general  
47 statutes, as amended by this act, since the last general rate case of the

48 company, (3) "allowed revenues" means revenues for a water company  
49 for water sales for a calendar year, including sales for resale and  
50 approved miscellaneous charges, authorized by the authority pursuant  
51 to sections 16-19 and 16-262w of the general statutes, as amended by  
52 this act, and shall include customer growth from an acquisition  
53 approved by the authority pursuant to section 16-43, 16-262o or 16-  
54 262s of the general statutes, as amended by this act, since the last  
55 general rate case of such company, and (4) "water company" has the  
56 same meaning as provided in section 16-1 of the general statutes.

57 (b) (1) The authority shall not render any draft or final decision in a  
58 general rate case of a water company pending before the authority on  
59 the effective date of this section without approving a revenue  
60 adjustment mechanism for such company.

61 (2) After approval of a revenue adjustment mechanism pursuant to  
62 subdivision (1) of this subsection, such mechanism shall be authorized  
63 by the authority annually thereafter until such time as such company  
64 files its next general rate case. Such company shall file with the  
65 authority an annual reconciliation of actual revenues to allowed  
66 revenues that shall include a report of the changes in water demands  
67 and any measures such company has taken to promote water  
68 conservation.

69 (c) (1) On or after the effective date of this section, and before a  
70 water company, with actual revenues at least one per cent less than  
71 allowed revenues files for its next general rate case pursuant to section  
72 16-19 of the general statutes, such company may request, and the  
73 Public Utilities Regulatory Authority shall initiate, a docket for a  
74 limited reopener to approve a revenue adjustment mechanism.

75 (2) After approval of a revenue adjustment mechanism pursuant to  
76 subdivision (1) of this subsection, such mechanism shall be authorized  
77 by the authority annually thereafter until the earlier of (A) the sixth  
78 year after the last general rate case, or (B) such time as such company  
79 files its next general rate case. Such company shall file with the

80 authority an annual reconciliation of actual revenues to allowed  
81 revenues that shall include a report of the changes in water demands  
82 and any measures such company has taken to promote water  
83 conservation.

84 (d) (1) A water company may request during a general rate case  
85 filed pursuant to section 16-19 of the general statutes, and the Public  
86 Utilities Regulatory Authority shall approve, a revenue adjustment  
87 mechanism.

88 (2) After approval of a revenue adjustment mechanism pursuant to  
89 subdivision (1) of this subsection, such mechanism shall be authorized  
90 by the authority annually thereafter until such time as such company  
91 files its next general rate case. Such company shall file with the  
92 authority an annual reconciliation of actual revenues to allowed  
93 revenues that shall include a report of the changes in water demands  
94 and any measures such company has taken to promote water  
95 conservation.

96 (e) A revenue adjustment mechanism approved pursuant to  
97 subsection (b), (c) or (d) of this section shall be implemented through a  
98 modification to the authorized rates or a rate surcharge or recorded as  
99 a deferral on the balance sheet for recovery in rates at the time of the  
100 next general rate case filed by a water company pursuant to section 16-  
101 19 of the general statutes. Any under-recovery or over-recovery of the  
102 revenue adjustment or deferred amount of the previous year shall be  
103 included in the calculation of the subsequent annual adjustment or  
104 general rate case proceeding, whichever occurs first.

105 (f) Concurrent with implementation of a revenue adjustment  
106 mechanism pursuant to subsection (b), (c) or (d) of this section, the  
107 authority shall establish an earnings sharing mechanism that provides  
108 for any earnings in excess of the allowed return on equity to be shared  
109 equally between ratepayers and shareholders.

110 Sec. 4. Subsection (a) of section 7-239 of the general statutes is

111 repealed and the following is substituted in lieu thereof (*Effective from*  
112 *passage*):

113 (a) The legislative body shall establish just and equitable rates or  
114 charges for the use of the waterworks system authorized [herein] in  
115 this subsection, to be paid by the owner of each lot or building which is  
116 connected with and uses such system, and may change such rates or  
117 charges from time to time. Such rates or charges shall be sufficient in  
118 each year for the payment of the expense of operation, repair,  
119 replacements and maintenance of such system and for the payment of  
120 the sums [herein] in this subsection required to be paid into the sinking  
121 fund. In establishing such rates or charges, the legislative body shall  
122 consider measures that promote water conservation and reduce the  
123 demand on the state's water and energy resources. Such rates or  
124 charges may include: (1) Demand projections that recognize the effects  
125 of conservation, (2) implementation of metering and measures to  
126 provide timely price signals to consumers, (3) multiyear rate plans, (4)  
127 measures to reduce system water losses, and (5) alternative rate  
128 designs that promote conservation. No such rate or charge shall be  
129 established until after a public hearing at which all the users of the  
130 waterworks system and the owners of property served or to be served  
131 and others interested shall have an opportunity to be heard concerning  
132 such proposed rate or charge. Notice of such hearing shall be given, at  
133 least ten days before the date set therefor, in a newspaper having a  
134 circulation in such municipality. Such notice shall set forth a schedule  
135 of rates or charges, and a copy of the schedule of rates or charges  
136 established shall be kept on file in the office of the legislative body and  
137 in the office of the clerk of the municipality, and shall be open to  
138 inspection by the public. The rates or charges so established for any  
139 class of users or property served shall be extended to cover any  
140 additional premises thereafter served which are within the same class,  
141 without the necessity of a hearing thereon. Any change in such rates or  
142 charges may be made in the same manner in which they were  
143 established, provided, if any change is made substantially pro rata as  
144 to all classes of service, no hearing shall be required. The provisions of

145 this section shall not apply to the sale of bottled water.

146 Sec. 5. Section 16-29 of the general statutes is repealed and the  
147 following is substituted in lieu thereof (*Effective from passage*):

148 The Public Utilities Regulatory Authority shall, annually, on or  
149 before December thirty-first, or June thirtieth in a municipality which  
150 has adopted a uniform fiscal year, furnish to every municipality or  
151 department thereof owning, leasing, operating or managing a plant for  
152 the supplying or furnishing of any public utility, except water service,  
153 blanks for annual reports in such form as the authority may prescribe.  
154 Each such municipality or department shall return one of such reports  
155 to the authority on or before the following May thirty-first, or the  
156 following October thirty-first in a municipality which has adopted a  
157 uniform fiscal year, with all questions thereon fully answered. The  
158 authority may, for good cause shown, grant an extension of such  
159 deadlines of up to sixty days, provided such municipality or  
160 department desiring an extension files a request, in writing, setting  
161 forth the reasons for such a request. All reports shall be for the year  
162 ending December thirty-first, or June thirtieth in a municipality which  
163 has adopted a uniform fiscal year and shall be sworn to by the general  
164 superintendent of the plant or utility for which the report is required  
165 and by such other person or persons as may be designated by such  
166 municipality or department. Each such municipality or department  
167 shall make such annual reports strictly according to the form provided  
168 and, if it finds it impracticable to answer all the items in detail as  
169 required, shall state in the report the reasons why such details cannot  
170 be given. No such municipality or department shall be excused from  
171 giving such details for the reason that it does not keep its accounts in  
172 such manner as will enable it to do so. The authority may prescribe the  
173 method for keeping the accounts pertaining to such utility, except  
174 water service, and all other utilities reporting to the authority. When  
175 any such report seems to the authority defective or erroneous, it may  
176 notify the municipality making the same and require the amendment  
177 of such report within fifteen days from the time of giving such notice;

178 and the authority may examine the officers, agents, employees, books,  
179 records, accounts, vouchers, plant and equipment of such municipality  
180 or department pertaining to such utility, except water service, and may  
181 correct such items in such report as, upon such examination, the  
182 authority may find ought to be corrected.

183 Sec. 6. Section 16-262v of the general statutes is repealed and the  
184 following is substituted in lieu thereof (*Effective from passage*):

185 For purposes of this section:

186 (1) "Eligible projects" means those water company plant projects not  
187 previously included in the water company's rate base in its most recent  
188 general rate case and that are intended to improve or protect the  
189 quality and reliability of service to customers, including (A) renewal or  
190 replacement of existing infrastructure, including mains, valves,  
191 services, meters and hydrants that have either reached the end of their  
192 useful life, are worn out, are in deteriorated condition, are or will be  
193 contributing to unacceptable levels of unaccounted for water, or are  
194 negatively impacting water quality or reliability of service if not  
195 replaced; (B) main cleaning and relining projects; (C) relocation of  
196 facilities as a result of government actions, the capital costs of which  
197 are not otherwise eligible for reimbursement; [and] (D) purchase of  
198 leak detection equipment or installation of production meters, and  
199 pressure reducing valves; (E) purchase of energy efficient equipment  
200 for water company operations; (F) capital improvements necessary to  
201 comply with flow regulations adopted pursuant to section 26-141b;  
202 and (G) reasonable and necessary system improvements required for a  
203 water system acquisition approved by the authority.

204 (2) "Authority" means the Public Utilities Regulatory Authority.

205 (3) "Infrastructure assessment report" means a report filed by a  
206 water company with the authority that identifies water system  
207 infrastructure needs and the company's criteria for determining the  
208 priority for eligible projects related to infrastructure.

209 (4) "Pretax return" means the revenue necessary, after deduction of  
210 depreciation and property taxes, to produce net operating income  
211 equal to the water company's weighted cost of capital as approved by  
212 the authority in the company's most recent general rate case multiplied  
213 by the new original cost of eligible projects.

214 (5) "Reconciliation adjustment" means the difference between  
215 revenues actually collected through the water infrastructure and  
216 conservation adjustment and the amount allowed under the WICA for  
217 that period for the eligible projects. The amount of revenues  
218 overcollected or undercollected through the adjustment will be  
219 recovered or refunded, as appropriate, as a reconciliation adjustment  
220 over a one-year period commencing on April first.

221 (6) "Water company" means a water company, as defined in section  
222 16-1, that has filed for approval an individual infrastructure  
223 assessment report to support a request for a WICA adjustment.

224 (7) "Water Infrastructure and Conservation Adjustment (WICA)"  
225 means an adjustment applied as a charge or credit to a water company  
226 customers' rates to recover the WICA costs of eligible projects.

227 (8) "WICA costs" means the depreciation and property tax expenses  
228 and associated return on completed eligible projects.

229 (9) "WICA revenues" means the revenues provided through a water  
230 infrastructure and conservation adjustment for eligible projects.

231 Sec. 7. Subsection (i) of section 16-262w of the general statutes is  
232 repealed and the following is substituted in lieu thereof (*Effective from*  
233 *passage*):

234 (i) The amount of the WICA applied between general rate case  
235 filings shall not exceed [seven and one-half] ten per cent of the water  
236 company's annual retail water revenues approved in its most recent  
237 rate filing, and shall not exceed five per cent of such revenues for any  
238 twelve-month period. The amount of the adjustment shall be reset to

239 zero as of the effective date of new base rates approved pursuant to  
240 section 16-19 and shall be reset to zero if the company exceeds the  
241 allowable rate of return by more than one hundred basis points for any  
242 calendar year.

243 Sec. 8. Section 16-262s of the general statutes is repealed and the  
244 following is substituted in lieu thereof (*Effective from passage*):

245 (a) (1) In the case of a proposed acquisition of a water company that  
246 is not economically viable, as determined by the Public Utilities  
247 Regulatory Authority in accordance with the criteria provided in  
248 subsection (b) of section 16-262n, by a water company that is  
249 economically viable, as determined by the authority in accordance  
250 with said criteria, upon petition of the acquiring water company and  
251 after notice and hearing, the authority may allow the acquiring water  
252 company to implement, and revise quarterly thereafter, a rate  
253 surcharge applied to the rates of the acquired water company or of  
254 both the acquiring water company and the acquired water company,  
255 as determined by the authority, that would recover on a current basis  
256 those costs of such acquisition, including a reasonable acquisition  
257 premium, and of needed improvements to the acquired water  
258 company's system, to the extent the authority deems such costs  
259 appropriate. The regulations adopted by the authority pursuant to  
260 section 16-262o shall apply for purposes of this section.

261 (2) The Public Utilities Regulatory Authority may allow the  
262 recovery of such reasonable acquisition premium when it is  
263 demonstrated that such proposed acquisition shall provide benefits to  
264 customers by (A) enhancing system viability, or (B) avoiding capital  
265 costs or savings in operating costs, or as otherwise determined by the  
266 authority. If an acquisition premium is authorized, the excess of the  
267 acquisition cost over the depreciated original cost shall be added to the  
268 rate base to be amortized as an addition to expenses over a reasonable  
269 period of time with corresponding reductions in the rate base.

270 (b) In the case of a proposed acquisition of a water company that is

271 not economically viable, as determined by the Public Utilities  
272 Regulatory Authority in accordance with the criteria provided in  
273 subsection (b) of section 16-262n, by a water company that is  
274 economically viable, as determined by the authority in accordance  
275 with said criteria, the authority may, as part of the acquiring water  
276 company's next general rate case, award a premium rate of return to  
277 such acquiring water company when it is demonstrated that such  
278 proposed acquisition will provide benefits to customers by (1)  
279 enhancing system viability, or (2) avoiding capital costs or saving in  
280 operating costs, or as otherwise determined by the authority.

281 (c) In lieu of all or part of a rate surcharge, the authority may allow  
282 the acquiring water company to defer such costs of such acquisition for  
283 subsequent collection as part of its next general rate case.

284 Sec. 9. Subsection (a) of section 16-262e of the general statutes is  
285 repealed and the following is substituted in lieu thereof (*Effective from*  
286 *passage*):

287 (a) Notwithstanding the provisions of section 16-262d, wherever an  
288 owner, agent, lessor or manager of a residential dwelling is billed  
289 directly by an electric, electric distribution, gas, telephone or water  
290 company or by a municipal utility for utility service furnished to such  
291 building not occupied exclusively by such owner, agent, lessor, or  
292 manager, and such company or municipal utility or the electric  
293 supplier providing electric generation services has actual or  
294 constructive knowledge that the occupants of such dwelling are not  
295 the individuals to whom the company or municipal utility usually  
296 sends its bills, such company, electric supplier or municipal utility  
297 shall not terminate such service for nonpayment of a delinquent  
298 account owed to such company, electric supplier or municipal utility  
299 by such owner, agent, lessor or manager unless: (1) Such company,  
300 electric supplier or municipal utility makes a good faith effort to notify  
301 the occupants of such building of the proposed termination by the  
302 means most practicable under the circumstances and best designed to

303 provide actual notice; and (2) such company, electric supplier or  
304 municipal utility provides an opportunity, where practicable, for such  
305 occupants to receive service in their own names without any liability  
306 for the amount due while service was billed directly to the lessor,  
307 owner, agent or manager and without the necessity for a security  
308 deposit; provided, if it is not practicable for such occupants to receive  
309 service in their own names, the company, electric supplier or  
310 municipal utility shall not terminate service to such residential  
311 dwelling but may pursue the remedy provided in [section] sections 16-  
312 262f, as amended by this act, and 16-262t, as amended by this act.

313 Sec. 10. Subsection (a) of section 16-262f of the general statutes is  
314 repealed and the following is substituted in lieu thereof (*Effective from*  
315 *passage*):

316 (a) (1) Upon default of the owner, agent, lessor or manager of a  
317 residential dwelling who is billed directly by an electric, electric  
318 distribution, gas or telephone company or by a municipal utility for  
319 electric or gas utility service furnished to such building, such company  
320 or municipal utility or electric supplier providing electric generation  
321 services may petition the Superior Court or a judge thereof, for  
322 appointment of a receiver of the rents or payments for use and  
323 occupancy or common expenses, as defined in section 47-202, for any  
324 dwelling for which the owner, agent, lessor or manager is in default.  
325 The court or judge shall forthwith issue an order to show cause why a  
326 receiver should not be appointed, which shall be served upon the  
327 owner, agent, lessor or manager or his agent in a manner most  
328 reasonably calculated to give notice to such owner, agent, lessor or  
329 manager as determined by such court or judge, including, but not  
330 limited to, a posting of such order on the premises in question.

331 (2) A hearing shall be had on such order no later than seventy-two  
332 hours after its issuance or the first court day thereafter. The sole  
333 purpose of such a hearing shall be to determine whether there is an  
334 amount due and owing between the owner, agent, lessor or manager

335 and the company, electric supplier or municipal utility. The court shall  
336 make a determination of any amount due and owing and any amount  
337 so determined shall constitute a lien upon the real property of such  
338 owner. A certificate of such amount may be recorded in the land  
339 records of the town in which such property is located describing the  
340 amount of the lien and the name of the party in default. When the  
341 amount due and owing has been paid the company, electric supplier  
342 or municipality shall issue a certificate discharging the lien and shall  
343 file the certificate in the land records of the town in which such lien  
344 was recorded.

345 (3) The receiver appointed by the court shall collect all rents or  
346 payments for use and occupancy or common expenses forthcoming  
347 from or paid on behalf of the occupants or residents of the building or  
348 facility in question in place of the owner, agent, lessor, manager or  
349 administrator. The receiver may also petition the court to obtain any  
350 remedy available under chapter 906 against such owner, agent, lessor  
351 or manager in order to recover amounts due as determined under  
352 subdivision (2) of this subsection and continuing charges for such  
353 utility service until all such charges and other costs have been paid.

354 (4) The receiver shall pay the petitioner or other supplier, from such  
355 rents or payments for use and occupancy or common expenses for  
356 electric, gas, telephone, water or heating oil supplied on and after the  
357 date of his appointment. The owner, agent, lessor or manager shall be  
358 liable for such reasonable fees and costs determined by the court to be  
359 due the receiver, which fees and costs may be recovered from the rents  
360 or payments for use and occupancy under the control of the receiver,  
361 provided no such fees or costs shall be recovered until after payment  
362 for current electric, gas, telephone and water service and heating oil  
363 deliveries has been made. The owner, agent, lessor or manager shall be  
364 liable to the petitioner for reasonable attorney's fees and costs incurred  
365 by the petitioner, provided no such fees or costs shall be recovered  
366 until after payment for current electric, gas, telephone and water  
367 service and heating oil deliveries has been made and after payments of

368 reasonable fees and costs to the receiver. Any moneys from rental  
369 payments or payments for use and occupancy or common expenses  
370 remaining after payment for current electric, gas, telephone and water  
371 service or heating oil deliveries, and after payment for reasonable costs  
372 and fees to the receiver, and after payment to the petitioner for  
373 reasonable attorney's fees and costs, shall be applied to any arrearage  
374 found by the court to be due and owing the company, electric supplier  
375 or municipal utility from the owner, agent, lessor or manager for  
376 service provided such building. Any moneys remaining thereafter  
377 shall be turned over to the owner, agent, lessor or manager. The court  
378 may order an accounting to be made at such times as it determines to  
379 be just, reasonable, and necessary.

380 Sec. 11. Subsection (a) of section 16-262t of the general statutes is  
381 repealed and the following is substituted in lieu thereof (*Effective from*  
382 *passage*):

383 (a) (1) Upon default of the owner, agent, lessor or manager of a  
384 residential dwelling or dwellings who is billed directly by a water  
385 company or by a municipal water utility for water service furnished to  
386 such building or buildings, such company or municipal utility may  
387 petition the Superior Court or a judge thereof, for appointment of a  
388 receiver of the rents or payments for use and occupancy or common  
389 expenses, as defined in section 47-202, for any dwelling or dwellings  
390 for which the owner, agent, lessor or manager is in default. The court  
391 or judge shall forthwith issue an order to show cause why a receiver  
392 should not be appointed, which shall be served upon the owner, agent,  
393 lessor or manager or his agent in a manner most reasonably calculated  
394 to give notice to such owner, agent, lessor or manager as determined  
395 by such court or judge, including, but not limited to, a posting of such  
396 order on the premises in question. If a petition or petitions are filed by  
397 a single petitioner regarding more than one building under the same  
398 ownership, the court shall, if practicable, appoint a common receiver  
399 for all such buildings and, if filed as separate actions, may consolidate  
400 such petitions and treat them as a single action.

401 (2) A hearing shall be had on such order no later than seventy-two  
402 hours after its issuance or the first court day thereafter. The sole  
403 purpose of such a hearing shall be to determine whether there is an  
404 amount due and owing between the owner, agent, lessor or manager  
405 and the company or municipal utility. The court shall make a  
406 determination of any amount due and owing and any amount so  
407 determined shall constitute a lien upon the real property of such  
408 owner. A certificate of such amount may be recorded in the land  
409 records of the town in which such property is located describing the  
410 amount of the lien and the name of the party in default. When the  
411 amount due and owing has been paid, the company or municipality  
412 shall issue a certificate discharging the lien and shall file the certificate  
413 in the land records of the town in which such lien was recorded.

414 (3) Not more than ten days after receipt of the order of appointment  
415 by the receiver, such receiver shall provide written notice to all  
416 occupants of the building or buildings, delivered separately to each  
417 dwelling unit, stating that the receiver has been authorized to collect  
418 all rents or payments for use and occupancy or common expenses, as  
419 defined in section 47-202, due from such occupant and that the owner,  
420 agency, lessor or manager, as the case may be, is prohibited from  
421 collecting such rents or payments for use and occupancy or common  
422 expenses. The notice shall include the address to which payments are  
423 to be made and a telephone number at which the receiver can be  
424 contacted. The notice shall be in plain and simple language and shall  
425 be written in English and in Spanish. A copy of the court order  
426 appointing the receiver and authorizing the collection of rents shall be  
427 attached to the notice.

428 (4) The receiver appointed by the court shall collect all rents or  
429 payments for use and occupancy or common expenses forthcoming  
430 from the occupants of the building or buildings in question in place of  
431 the owner, agent, lessor or manager. The court may authorize the  
432 receiver to make reasonable repairs and provide reasonable  
433 maintenance to the premises, as determined by the court, the

434 reasonable cost of which shall be added to the total amount due and  
435 owing from the owner, agency, lessor or manager. The receiver may  
436 also petition the court to obtain any remedy available under chapter  
437 906 against such owner, agent, lessor or manager in order to recover  
438 amounts due as determined under subdivision (2) of this subsection  
439 and continuing charges for such water service until all such charges  
440 and other costs have been paid.

441 (5) The receiver shall pay to the petitioner, other supplier or  
442 receiver, as is appropriate, from such rents or payments for use and  
443 occupancy or common expenses from such building or buildings, in  
444 the following priority: (A) For electric, gas, telephone, water or heating  
445 oil supplied on and after the date of his appointment and for the  
446 reasonable cost of repairs and maintenance made or provided  
447 pursuant to subdivision (4) of this subsection; (B) for such reasonable  
448 fees and costs determined by the court to be due the receiver; (C) for  
449 reasonable attorney's fees and costs incurred by the petitioner; and (D)  
450 for any arrearage found by the court to be due and owing the company  
451 or municipal utility from the owner, agent, lessor or manager for  
452 service provided such building or buildings. The owner, agent, lessor  
453 or manager shall be liable for all such costs. Any moneys remaining  
454 thereafter shall be turned over to the owner, agent, lessor or manager.  
455 The court may order an accounting to be made at such times as it  
456 determines to be just, reasonable and necessary.

457 Sec. 12. Subsections (d) and (e) of section 22a-2d of the general  
458 statutes are repealed and the following is substituted in lieu thereof  
459 (*Effective from passage*):

460 (d) Wherever the words "Department of Environmental Protection"  
461 are used or referred to in the following sections of the general statutes,  
462 the words "Department of Energy and Environmental Protection" shall  
463 be substituted in lieu thereof: 1-84, 1-206, 1-217, 2-20a, 4-38c, 4-66c, 4-  
464 66aa, 4-89, 4a-53, 5-142, 7-131e, 7-151a, 7-151b, 7-252, 8-387, 10-282, 10-  
465 291, 10-413, 10a-119e, 12-63e, 12-263m, 13a-142b, 13a-142c, 13a-142d,  
466 13b-38a, 14-386, 15-129, 15-130a, 15-140e, 15-140f, 15-140j, 15-154, 15-

467 155, 16-19h, 16-19o, 16-50j, 16-50k, 16-50p, 16-243q, 16-244d, 16-244j, 16-  
 468 245l, 16-245y, 16-262m, 16-262n, 19a-197b, 19a-320, 20-420, 21-84b, 22-  
 469 11f, 22-11g, 22-11h, 22-26cc, 22-91e, 22-455, 22a-1d, 22a-2a, 22a-2c, 22a-  
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 471 22a-10, 22a-11, 22a-20a, 22a-21, 22a-21a, 22a-21b, 22a-21c, 22a-21i, 22a-  
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 473 22a-29, 22a-33, 22a-40, 22a-47a, 22a-58, 22a-61, 22a-66z, 22a-68, 22a-115,  
 474 22a-118, 22a-119, 22a-122, 22a-123, 22a-126, 22a-132, 22a-133v, 22a-  
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 476 22a-196, 22a-198, 22a-200b, 22a-200c, 22a-200d, 22a-207, 22a-208a, 22a-  
 477 209f, 22a-223, 22a-233a, 22a-239a, 22a-244, 22a-245a, 22a-247, 22a-248,  
 478 22a-250, 22a-255h, 22a-256m, 22a-256y, 22a-259, 22a-260, 22a-264, 22a-  
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 490 32-726, 46b-220, 47-46a, 47-64, 52-557b, 53-204, 53-205, 53-206d, 53a-44a,  
 491 53a-217e, 54-56g and 54-143.

492 (e) Wherever the words "Department of Public Utility Control" are  
 493 used or referred to in the following sections of the general statutes, the  
 494 words "Public Utilities Regulatory Authority" shall be substituted in  
 495 lieu thereof: 1-84, 1-84b, 2-20a, 2-71p, 4-38c, 4a-57, 4a-74, 4d-2, 4d-80, 7-  
 496 223, 7-233t, 7-233ii, 8-387, 12-81q, 12-94d, 12-264, 12-265, 12-408b, 12-  
 497 412, 12-491, 13a-82, 13a-126a, 13b-10a, 13b-43, 13b-44, 13b-387a, 15-96,  
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 499 16-9a, 16-10, 16-10a, 16-11, 16-12, 16-13, 16-14, 16-15, 16-16, 16-17, 16-18,  
 500 16-19, 16-19a, 16-19b, 16-19d, 16-19f, 16-19k, 16-19n, 16-19o, 16-19u, 16-

501 19w, 16-19x, 16-19z, 16-19aa, 16-19bb, 16-19cc, 16-19dd, 16-19ee, 16-  
502 19ff, 16-19gg, 16-19jj, 16-19kk, 16-19mm, 16-19nn, 16-19oo, 16-19pp, 16-  
503 19qq, 16-19tt, 16-19uu, 16-19vv, 16-20, 16-21, 16-23, 16-24, 16-25, 16-25a,  
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513 245s, 16-245t, 16-245u, 16-245v, 16-245w, 16-245x, 16-245aa, 16-246, 16-  
514 246e, 16-246g, 16-247c, 16-247j, 16-247l, 16-247m, 16-247o, 16-247p, 16-  
515 247t, 16-249, 16-250, 16-250a, 16-250b, 16-256b, 16-256c, 16-256h, 16-  
516 256k, 16-258a, 16-258b, 16-258c, 16-259, 16-261, 16-262a, 16-262c, 16-  
517 262d, 16-262i, 16-262j, 16-262k, 16-262l, 16-262m, 16-262n, 16-262o, 16-  
518 262q, 16-262r, 16-262s, as amended by this act, 16-262v, as amended by  
519 this act, 16-262w, as amended by this act, 16-262x, 16-265, 16-269, 16-  
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522 331f, 16-331g, 16-331h, 16-331i, 16-331j, 16-331k, 16-331n, 16-331o, 16-  
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528 38n, 16a-38o, 16a-40b, 16a-40k, 16a-41, 16a-46, 16a-46b, 16a-46c, 16a-  
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534 241, 33-951, 42-287, 43-44, 49-4c and 52-259a.

535 Sec. 13. Section 25-33p of the general statutes is repealed. (*Effective*  
 536 *from passage*)"

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	7-239(a)
Sec. 5	<i>from passage</i>	16-29
Sec. 6	<i>from passage</i>	16-262v
Sec. 7	<i>from passage</i>	16-262w(i)
Sec. 8	<i>from passage</i>	16-262s
Sec. 9	<i>from passage</i>	16-262e(a)
Sec. 10	<i>from passage</i>	16-262f(a)
Sec. 11	<i>from passage</i>	16-262t(a)
Sec. 12	<i>from passage</i>	22a-2d(d) and (e)
Sec. 13	<i>from passage</i>	Repealer section