



General Assembly

Substitute Bill No. 5001

February Session, 2014



**AN ACT PROVIDING RENTAL COST RELIEF TO ELIGIBLE SENIORS
AND PERSONS WITH DISABILITIES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 12-170d of the 2014 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective July 1, 2014*):

4 (a) Beginning with the calendar year 1973 and for each calendar
5 year thereafter any renter of real property, or of a mobile
6 manufactured home, as defined in section 12-63a, which [he] such
7 renter occupies as his or her home, who meets the qualifications set
8 forth in this section, shall be entitled to receive in the following year in
9 the form of direct payment from the state, a grant in refund of utility
10 and rent bills actually paid by or for [him] such renter on such real
11 property or mobile manufactured home to the extent set forth in
12 section 12-170e. Such grant by the state shall be made upon receipt by
13 the state of a certificate of grant with a copy of the application therefor
14 attached, as provided in section 12-170f, provided such application
15 shall be made within one year from the close of the calendar year for
16 which the grant is requested. If the rental quarters are occupied by
17 more than one person, it shall be assumed for the purposes of this
18 section and sections 12-170e and 12-170f that each of such persons pays
19 his or her proportionate share of the rental and utility expenses levied

20 thereon and grants shall be calculated on that portion of utility and
21 rent bills paid that are applicable to the person making application for
22 grant under said sections. For purposes of this section and [said]
23 sections 12-170e and 12-170f, a [husband and wife] married couple
24 shall constitute one tenant, and a resident of cooperative housing shall
25 be a renter. To qualify for such payment by the state, the renter shall
26 meet qualification requirements in accordance with each of the
27 following subdivisions: (1) (A) At the close of the calendar year for
28 which a grant is claimed be sixty-five years of age or over, or his or her
29 spouse who is residing with [him] such renter shall be sixty-five years
30 of age or over, at the close of such year, or be fifty years of age or over
31 and the surviving spouse of a renter who at the time of his or her death
32 had qualified and was entitled to tax relief under this chapter,
33 provided such spouse was domiciled with such renter at the time of
34 his or her death, or (B) at the close of the calendar year for which a
35 grant is claimed be under age sixty-five and eligible in accordance with
36 applicable federal regulations, to receive permanent total disability
37 benefits under Social Security, or if [he] such renter has not been
38 engaged in employment covered by Social Security and accordingly
39 has not qualified for Social Security benefits [thereunder] but has
40 become qualified for permanent total disability benefits under any
41 federal, state or local government retirement or disability plan,
42 including the Railroad Retirement Act and any government-related
43 teacher's retirement plan, determined by the Secretary of the Office of
44 Policy and Management to contain requirements in respect to
45 qualification for such permanent total disability benefits which are
46 comparable to such requirements under Social Security; (2) shall reside
47 within this state and shall have resided within this state for at least one
48 year or [his] such renter's spouse who is domiciled with [him] such
49 renter shall have resided within this state for at least one year and shall
50 reside within this state at the time of filing the claim and shall have
51 resided within this state for the period for which claim is made; (3)
52 shall have taxable and nontaxable income, the total of which shall
53 hereinafter be called "qualifying income", during the calendar year
54 preceding the filing of [his] such renter's claim in an amount of not

55 more than twenty thousand dollars, jointly with spouse, if married,
56 and not more than sixteen thousand two hundred dollars if unmarried,
57 provided such maximum amounts of qualifying income shall be
58 subject to adjustment in accordance with subdivision (2) of subsection
59 (a) of section 12-170e, and provided the amount of any Medicaid
60 payments made on behalf of the renter or the spouse of the renter shall
61 not constitute income; and (4) shall not have received financial aid or
62 subsidy from federal, state, county or municipal funds, excluding
63 Social Security receipts, emergency energy assistance under any state
64 program, emergency energy assistance under any federal program,
65 emergency energy assistance under any local program, payments
66 received under the federal Supplemental Security Income Program,
67 payments derived from previous employment, veterans and veterans
68 disability benefits and subsidized housing accommodations, during
69 the calendar year for which a grant is claimed, for payment, directly or
70 indirectly, of rent, electricity, gas, water and fuel applicable to the
71 rented residence. Notwithstanding the provisions of subdivision (4) of
72 this subsection, a renter who receives cash assistance from the
73 Department of Social Services in the calendar year prior to that in
74 which such renter files an application for a grant may be entitled to
75 receive such grant provided the amount of the cash assistance received
76 shall be deducted from the amount of such grant and the difference
77 between the amount of the cash assistance and the amount of the grant
78 is equal to or greater than ten dollars. Funds attributable to such
79 reductions shall be transferred annually from the appropriation to the
80 Department of Housing, for tax relief for elderly renters, to the
81 Department of Social Services, to the appropriate accounts, following
82 the issuance of such grants. Notwithstanding the provisions of
83 subsection (b) of section 12-170aa, the owner of a mobile manufactured
84 home may elect to receive benefits under section 12-170e in lieu of
85 benefits under said section 12-170aa.

86 (b) For purposes of determining qualifying income under subsection
87 (a) of this section with respect to a married renter who submits an
88 application for a grant in accordance with sections 12-170d to 12-170g,

89 inclusive, the Social Security income of the spouse of such renter shall
90 not be included in the qualifying income of such renter, for purposes
91 of determining eligibility for benefits under said sections, if such
92 spouse is a resident of a health care or nursing home facility in this
93 state receiving payment related to such spouse under the Title XIX
94 Medicaid program. An applicant who is legally separated pursuant to
95 the provisions of section 46b-40, as of the thirty-first day of December
96 preceding the date on which such person files an application for a
97 grant in accordance with sections 12-170d to 12-170g, inclusive, may
98 apply as an unmarried person and shall be regarded as such for
99 purposes of determining qualifying income under subsection (a) of this
100 section.

101 [(c) Any individual who did not receive a grant for the calendar
102 year 2011 pursuant to subsection (a) of this section shall not be eligible
103 to apply for a grant under this program. Any individual who did
104 receive a grant for the calendar year 2011 pursuant to subsection (a) of
105 this section shall continue to be eligible to apply for a grant under this
106 section, provided that any such individual who does not receive a
107 grant in any subsequent calendar year shall no longer be eligible to
108 apply for a grant under this program.]

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2014	12-170d

APP *Joint Favorable Subst.*