



General Assembly

February Session, 2016

Raised Bill No. 5484

LCO No. 1982



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT.

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

1 Section 1. Subsection (l) of section 7-482 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2016*):

4 (l) "Resolution" means any resolution adopted by the legislative
5 body of a municipality or by the governing body of any governmental
6 unit or nonprofit corporation to which a municipality has delegated
7 powers under the provisions of section 7-486, after (1) notice of the
8 proposed resolution has been placed on record in the office of the
9 municipal clerk for public inspection and (2) a summary of the
10 proposed resolution has been published at least once in a newspaper
11 of general circulation within the municipality, both setting forth the
12 time and place of the public hearing provided for in subdivision (3) of
13 this subsection and (3) a public hearing has been held thereon not less
14 than five days nor more than fourteen days subsequent to the placing
15 on record of such notice and the publication of such summary. Such

16 resolution shall be adopted by a majority vote of the members of the
17 legislative body of the municipality, provided where the legislative
18 body of the municipality is the town meeting, a resolution may be
19 adopted upon approval of a majority of those electors present and
20 voting on the resolution at the town meeting. Any resolution, except a
21 resolution adopted pursuant to [sections 7-485 or] section 7-492, shall
22 become effective upon adoption, unless otherwise specified in such
23 resolution;

24 Sec. 2. Section 7-485 of the general statutes is repealed and the
25 following is substituted in lieu thereof (*Effective October 1, 2016*):

26 (a) No power granted to a municipality under this chapter may be
27 exercised unless and until the municipality shall have found and
28 determined by resolution that conditions substantially as described in
29 section 7-481 exist in the municipality, are continuing and may be
30 ameliorated by the exercise of the powers granted under this chapter.
31 Such resolution shall include the following findings and
32 determinations and the following standards for the implementation of
33 the powers granted under this chapter: (1) An unreasonable number of
34 residents of the municipality are subject to hardship in finding
35 employment and adequate, safe and sanitary housing; (2) conditions of
36 blight and deterioration exist in parts of the municipality or the
37 municipality would substantially benefit from the renovation,
38 rehabilitation or construction of commercial or residential properties;
39 (3) private enterprise is not meeting such need for [housing,]
40 employment, [and] housing, the reduction of blight and deterioration,
41 or the renovation, rehabilitation or construction of commercial or
42 residential properties; (4) the need for employment and adequate, safe
43 and sanitary housing will be lessened and the municipality will be
44 revitalized by the exercise of the powers granted under this chapter;
45 (5) adequate provisions shall be made for the payment of the cost of
46 acquisition, construction, operation, maintenance and insurance of all
47 development property; (6) a feasible method exists and shall be
48 utilized for the relocation into safe and sanitary dwellings of

49 comparable rent of families and individuals displaced as a
50 consequence of the exercise of any power granted under this chapter
51 and such families and individuals shall not suffer disproportionate
52 injuries as a result of actions authorized by this chapter for the public
53 benefit; (7) development property shall not be acquired or disposed of
54 without due consideration of the environmental and economic impact
55 of such acquisition or disposition and the adequacy of existing or
56 proposed municipal services; (8) the acquisition or disposition of all
57 development property shall advance the public interest, general
58 health, safety and welfare, and development, growth and prosperity of
59 the municipality.

60 [(b) Each resolution adopted pursuant to subsection (a) of this
61 section shall be submitted to the electors of the municipality for their
62 approval. Within fourteen days after the adoption of such resolution a
63 copy of such resolution shall be published in a newspaper having a
64 general circulation within the municipality in which such resolution
65 was adopted together with a notice of the time that a referendum shall
66 be held on the question of approval of such resolution. The question of
67 approval of such resolution shall be submitted to the electors of such
68 municipality at a special election called for such purpose to be held not
69 less than thirty days, nor more than sixty days, after adoption of such
70 resolution, in conformity with the provisions of section 9-369 or, if a
71 regular municipal election is to be held more than sixty days, but not
72 more than one hundred twenty days, after the adoption of such
73 resolution, such question shall be so submitted at such regular election
74 and a vote thereon shall be taken in the manner prescribed by said
75 section 9-369. If a majority of those voting in any such referendum vote
76 to approve such resolution, such resolution shall thereupon become
77 effective. If less than a majority of those voting in any such referendum
78 vote to approve such resolution, it shall become null and void.]

79 [(c)] (b) Any resolution adopted pursuant to this section shall
80 specify the period for which such resolution shall be effective,
81 provided no such resolution shall be effective for a period in excess of

82 five years from the effective date of such resolution. Upon the
83 expiration of the effective period of any resolution adopted pursuant
84 to this section: (1) Any indebtedness contracted, encumbrances made
85 or commitments entered into by a municipality by resolution or
86 contracts executed pursuant to resolution, including all proceedings
87 related thereto, shall be valid and binding in accordance with their
88 terms respectively and shall be of full force and effect if incurred,
89 adopted or executed respectively during the period in which such
90 resolution referred to in this section is effective and the municipality
91 shall have all powers herein conferred with respect thereto
92 notwithstanding the expiration of such period; and (2) the
93 municipality which adopted such resolution shall not be authorized to
94 exercise any powers created by this chapter, provided any such
95 municipality shall be authorized to continue to exercise all powers
96 created by this chapter in regard to any development property in
97 regard to which any contract or lease has been previously entered into
98 by such municipality with a sponsor or in regard to which any bonds
99 or notes have been issued by such municipality.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2016</i>	7-482(l)
Sec. 2	<i>October 1, 2016</i>	7-485

Statement of Purpose:

To enable municipalities that have blighted areas and municipalities that would benefit from the renovation, rehabilitation or construction of commercial or residential properties to make findings to that end for the purpose of adopting resolutions under the Connecticut City and Town Development Act, and to eliminate the requirement that such resolutions be approved by referendum.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]