



Senate

General Assembly

File No. 510

February Session, 2016

Substitute Senate Bill No. 328

Senate, April 6, 2016

The Committee on Planning and Development reported through SEN. OSTEN of the 19th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING MUNICIPAL APPLICATIONS FOR LAND USE PERMITS AND TAX ABATEMENTS.

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

1 Section 1. (NEW) (*Effective October 1, 2016*) (a) In addition to any
2 powers it has under the provisions of the general statutes or any
3 special act, each municipality shall require each applicant for a land
4 use permit filed with such municipality's zoning commission, planning
5 commission, combined planning and zoning commission, zoning
6 board of appeals or inland wetlands commission or for a tax abatement
7 to disclose the following in writing: (1) The name, address, Internet
8 web site address, if any, and telephone number of the developers of
9 any property subject to the application, (2) a statement describing the
10 specific purpose of the application, (3) the relationship of the person
11 signing the application to the property owner and developer, if such
12 person is not the property owner or developer, together with the
13 nature of the authority upon which the person signing the application
14 has relied in signing the application, and (4) any contractual

15 relationship of the applicant to any property developer that the
16 applicant has contracted with, in writing, prior to the date of the
17 application, regarding the property that is the subject of the
18 application.

19 (b) Each applicant required to make disclosures pursuant to
20 subsection (a) of this section shall update any change in the
21 information disclosed pursuant to said subsection not later than ten
22 business days after such change.

23 (c) Any person who files an application described in subsection (a)
24 of this section shall include a brief statement in any public notice made
25 pursuant to such application that identifies the specific purpose of
26 such application.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2016	New section

Statement of Legislative Commissioners:

In Section 1(a)(4), the language was rearranged for clarity, in Section 1(b), "specified in" was changed to "disclosed pursuant to", for clarity and consistency, and in Section 1(c), "An applicant filing" was changed to "Any person who files" for clarity.

PD *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note***State Impact:*** None***Municipal Impact:*** None***Explanation***

The bill requires applicants for municipal tax abatements and land use permits to disclose to municipalities specified information about the property's developers and the application's purpose. This has no fiscal impact.

The Out Years***State Impact:*** None***Municipal Impact:*** None

OLR Bill Analysis**sSB 328*****AN ACT CONCERNING MUNICIPAL APPLICATIONS FOR LAND USE PERMITS AND TAX ABATEMENTS.*****SUMMARY:**

This bill requires applicants for municipal tax abatements and land use permits to disclose to municipalities specified information about the property's developers and the application's purpose.

Under the bill, municipalities must require applicants for tax abatements and permits filed with zoning, planning, combined planning and zoning, zoning board of appeals, or inland wetlands commissions to provide, in writing:

1. the name, address, website, and telephone number of the subject property's developers;
2. a description of the application's purpose;
3. the applicant's relationship to the property owner and developer, if he or she is not the owner or developer;
4. the applicant's authority to sign the application; and
5. any contractual relationship between the applicant and any property developer with whom the applicant has contracted in writing, prior to the application date, regarding the subject property.

It requires such applicants to (1) update the disclosed information within 10 business days after any changes and (2) briefly identify the application's purpose in any public notice for it.

EFFECTIVE DATE: October 1, 2016

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 18 Nay 2 (03/18/2016)