



Senate

General Assembly

File No. 562

January Session, 2017

Substitute Senate Bill No. 649

Senate, April 12, 2017

The Committee on Planning and Development reported through SEN. CASSANO, S. of the 4th Dist. and SEN. LOGAN of the 17th Dist., Chairpersons of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING THE ASSESSMENT OF CERTAIN FEES BY BUILDING OFFICIALS.

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

1 Section 1. Section 29-254a of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2017*):

3 (a) Any person who violates any provision of the State Building
4 Code shall be fined not less than two hundred dollars or more than
5 one thousand dollars or imprisoned not more than six months, or both.

6 (b) In any municipality with a population of fifty thousand or more,
7 any person who commences work on a building or structure or
8 electrical, gas, mechanical or plumbing system before obtaining the
9 necessary permits shall be subject to a fee established by the building
10 official that shall be in addition to the required permit fees.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2017</i>	29-254a

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:

Municipalities	Effect	FY 18 \$	FY 19 \$
Various Municipalities	Potential Revenue Gain	Minimal	Minimal

Explanation

There is expected to be a minimal revenue gain resulting from the bill, which allows municipalities with more than 50,000 residents to fine individuals who begin work on a building without first obtaining a permit. To the extent a municipality chooses to create such a fine, revenue will vary by the fee amount and by the number of violations.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

OLR Bill Analysis**sSB 649*****AN ACT CONCERNING THE ASSESSMENT OF CERTAIN FEES BY BUILDING OFFICIALS.*****SUMMARY**

This bill allows municipalities with a population of at least 50,000 to impose a fee on individuals who, without first obtaining a required building permit, work on a building or structure or electrical, gas, mechanical, or plumbing system. (The bill does not specify which population source is determinative.) The local building official may establish the fee, which is in addition to the required permit fee.

Under existing law unchanged by the bill, (1) local building officials may issue a stop work order whenever someone commences work without a required building permit and (2) a municipality's legal counsel may commence an action in Superior Court against anyone who violates the state building code (a violation of which is punishable by a fine of \$200 to \$1,000, six months imprisonment, or both).

EFFECTIVE DATE: July 1, 2017

BACKGROUND***Provision Eliminated from 2016 State Building Code***

From December 31, 2005 to October 1, 2016, a provision in the state building code allowed local building officials to establish a fee, in addition to the required building permit fee, for commencing work without a required building permit.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 16 Nay 5 (03/24/2017)