



# Senate

General Assembly

**File No. 314**

January Session, 2019

Senate Bill No. 514

*Senate, April 2, 2019*

The Committee on Planning and Development reported through SEN. CASSANO, S. of the 4th Dist., Chairperson of the Committee on the part of the Senate, that the 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 Section 29-254a of the general statutes is repealed and the  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, 2019*):

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) Any local building official may establish and assess a fee for any  
7 work commenced on a building or structure or electrical, gas,  
8 mechanical or plumbing system without the requisite permit to  
9 undertake such work. Such fee shall be assessed to any person who  
10 performs such unpermitted work or the owner of the property and  
11 shall be in addition to any required permit fees, provided such fee  
12 shall not exceed twice the amount of any required permit fees.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>July 1, 2019</i>	29-254a
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**PD**      *Joint Favorable*

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*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.*

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**OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:**

<b>Municipalities</b>	<b>Effect</b>	<b>FY 20 \$</b>	<b>FY 21 \$</b>
Various Municipalities	Potential Revenue Gain	Less than \$10,000	Less than \$10,000

**Explanation**

There is expected to be a revenue gain of less than \$10,000 per municipality resulting from the bill, which allows municipalities to assess fees to 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****SB 514*****AN ACT CONCERNING THE ASSESSMENT OF CERTAIN FEES BY BUILDING OFFICIALS.*****SUMMARY**

This bill allows local building officials to impose a fee on individuals who work on a building, structure, or electrical, gas, mechanical, or plumbing system before obtaining a required building permit, or on the owners of these properties. The officials may establish and assess a fee that is up to twice the required permit fees and is in addition to those fees. (By law unchanged by the bill, anyone replacing equipment or making repairs in an emergency situation may do the necessary work and submit the required permit on the next business day.)

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, 2019

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable

Yea 22 Nay 0 (03/15/2019)