



General Assembly

Substitute Bill No. 4

January Session, 2023



AN ACT CONCERNING CONNECTICUT'S PRESENT AND FUTURE HOUSING NEEDS.

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

1 Section 1. Section 47a-23 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 (a) [When] Except as provided in subsection (f) of this section, when
4 the owner or lessor, or the owner's or lessor's legal representative, or the
5 owner's or lessor's attorney-at-law, or in-fact, desires to obtain
6 possession or occupancy of any land or building, any apartment in any
7 building, any dwelling unit, any trailer, or any land upon which a trailer
8 is used or stands, and (1) when a rental agreement or lease of such
9 property, whether in writing or by parol, terminates for any of the
10 following reasons: (A) By lapse of time; (B) by reason of any expressed
11 stipulation therein; (C) violation of the rental agreement or lease or of
12 any rules or regulations adopted in accordance with section 47a-9 or
13 21-70; (D) nonpayment of rent within the grace period provided for
14 residential property in section 47a-15a, as amended by this act, or 21-83;
15 (E) nonpayment of rent when due for commercial property; (F) violation
16 of section 47a-11 or subsection (b) of section 21-82; (G) nuisance, as
17 defined in section 47a-32, or serious nuisance, as defined in section
18 47a-15 or 21-80; or (2) when such premises, or any part thereof, is

19 occupied by one who never had a right or privilege to occupy such
20 premises; or (3) when one originally had the right or privilege to occupy
21 such premises but such right or privilege has terminated; or (4) when an
22 action of summary process or other action to dispossess a tenant is
23 authorized under subsection (b) of section 47a-23c for any of the
24 following reasons: (A) Refusal to agree to a fair and equitable rent
25 increase, as defined in subsection (c) of section 47a-23c, (B) permanent
26 removal by the landlord of the dwelling unit of such tenant from the
27 housing market, or (C) bona fide intention by the landlord to use such
28 dwelling unit as such landlord's principal residence; or (5) when a farm
29 employee, as described in section 47a-30, or a domestic servant,
30 caretaker, manager or other employee, as described in subsection (b) of
31 section 47a-36, occupies such premises furnished by the employer and
32 fails to vacate such premises after employment is terminated by such
33 employee or the employer or after such employee fails to report for
34 employment, such owner or lessor, or such owner's or lessor's legal
35 representative, or such owner's or lessor's attorney-at-law, or in-fact,
36 shall give notice to each lessee or occupant to quit possession or
37 occupancy of such land, building, apartment or dwelling unit, at least
38 three days before the termination of the rental agreement or lease, if any,
39 or before the time specified in the notice for the lessee or occupant to
40 quit possession or occupancy.

41 (b) The notice shall be in writing substantially in the following form:
42 "I (or we) hereby give you notice that you are to quit possession or
43 occupancy of the (land, building, apartment or dwelling unit, or of any
44 trailer or any land upon which a trailer is used or stands, as the case may
45 be), now occupied by you at (here insert the address, including
46 apartment number or other designation, as applicable), on or before the
47 (here insert the date) for the following reason (here insert the reason or
48 reasons for the notice to quit possession or occupancy using the
49 statutory language or words of similar import, also the date and place
50 of signing notice). A.B.". If the owner or lessor, or the owner's or lessor's
51 legal representative, attorney-at-law or attorney-in-fact knows of the
52 presence of an occupant but does not know the name of such occupant,

53 the notice for such occupant may be addressed to such occupant as "John
54 Doe", "Jane Doe" or some other alias which reasonably characterizes the
55 person to be served.

56 (c) A copy of such notice shall be delivered to each lessee or occupant
57 or left at such lessee's or occupant's place of residence or, if the rental
58 agreement or lease concerns commercial property, at the place of the
59 commercial establishment by a proper officer or indifferent person.
60 Delivery of such notice may be made on any day of the week.

61 (d) With respect to a month-to-month or a week-to-week tenancy of
62 a dwelling unit, a notice to quit possession based on nonpayment of rent
63 shall, upon delivery, terminate the rental agreement for the month or
64 week in which the notice is delivered, convert the month-to-month or
65 week-to-week tenancy to a tenancy at sufferance and provide proper
66 basis for a summary process action notwithstanding that such notice
67 was delivered in the month or week after the month or week in which
68 the rent is alleged to be unpaid.

69 (e) A termination notice required pursuant to federal law and
70 regulations may be included in or combined with the notice required
71 pursuant to this section and such inclusion or combination does not
72 thereby render the notice required pursuant to this section equivocal,
73 provided the rental agreement or lease shall not terminate until after the
74 date specified in the notice for the lessee or occupant to quit possession
75 or occupancy or the date of completion of the pretermination process,
76 whichever is later. A use and occupancy disclaimer may be included in
77 or combined with such notice, provided that such disclaimer does not
78 take effect until after the date specified in the notice for the lessee or
79 occupant to quit possession or occupancy or the date of the completion
80 of the pretermination process, whichever is later. Such inclusion or
81 combination does not thereby render the notice required pursuant to
82 this section equivocal. Such disclaimer shall be in substantially the
83 following form: "Any payments tendered after the date specified to quit
84 possession or occupancy, or the date of the completion of the
85 pretermination process if that is later, will be accepted for use and

86 occupancy only and not for rent, with full reservation of rights to
87 continue with the eviction action."

88 (f) No owner or lessor, and no owner's or lessor's legal representative,
89 or the owner's or lessor's attorney-at-law or attorney-in-fact, shall,
90 between December first and March first of any year, deliver or cause to
91 be delivered a notice to quit possession for any reason set forth in this
92 chapter or chapter 812, except for serious nuisance, as defined in section
93 47a-15.

94 Sec. 2. Section 47a-42 of the general statutes is repealed and the
95 following is substituted in lieu thereof (*Effective October 1, 2023*):

96 (a) Whenever a judgment is entered against a defendant pursuant to
97 section 47a-26, 47a-26a, 47a-26b or 47a-26d for the recovery of
98 possession or occupancy of residential property, such defendant and
99 any other occupant bound by the judgment by subsection (a) of section
100 47a-26h shall forthwith remove himself or herself, such defendant's or
101 occupant's possessions and all personal effects unless execution has
102 been stayed pursuant to sections 47a-35 to 47a-41, inclusive. If execution
103 has been stayed, such defendant or occupant shall forthwith remove
104 himself or herself, such defendant's or occupant's possessions and all
105 personal effects upon the expiration of any stay of execution. If the
106 defendant or occupant has not so removed himself or herself upon entry
107 of a judgment pursuant to section 47a-26, 47a-26a, 47a-26b or 47a-26d,
108 and upon expiration of any stay of execution, the plaintiff may obtain
109 an execution upon such summary process judgment, and the defendant
110 or other occupant bound by the judgment by subsection (a) of section
111 47a-26h and the possessions and personal effects of such defendant or
112 other occupant may be removed by a state marshal, pursuant to such
113 execution, and delivered to the place of storage designated by the chief
114 executive officer for such purposes.

115 (b) Before any such removal, the state marshal charged with
116 executing upon any such judgment of eviction shall give the chief
117 executive officer of the town twenty-four [hours] hours' notice of the

118 eviction, stating the date, time and location of such eviction as well as a
119 general description, if known, of the types and amount of property to
120 be removed from the premises and delivered to the designated place of
121 storage. Before giving such notice to the chief executive officer of the
122 town, the state marshal shall use reasonable efforts to locate and notify
123 the defendant of the date and time such eviction is to take place and of
124 the possibility of a sale pursuant to subsection (c) of this section. Such
125 notice shall include service upon each defendant and upon any other
126 person in occupancy, either personally or at the premises, of a true copy
127 of the summary process execution. Such execution shall be on a form
128 prescribed by the Judicial Department, shall be in clear and simple
129 language and in readable format, and shall contain, in addition to other
130 notices given to the defendant in the execution, a conspicuous notice, in
131 large boldface type, that a person who claims to have a right to continue
132 to occupy the premises should immediately contact an attorney, and
133 clear instructions as to how and where the defendant may reclaim any
134 possessions and personal effects removed and stored pursuant to this
135 section, including a telephone number that may be called to arrange
136 release of such possessions and personal effects.

137 (c) Whenever the possessions and personal effects of a defendant are
138 removed by a state marshal under this section, such possessions and
139 effects shall be delivered by such marshal to the designated place of
140 storage. The plaintiff shall pay the state marshal for such removal in
141 accordance with the provisions of subsection (b) of section 52-261. Such
142 removal and delivery shall be at the expense of the defendant and may
143 be recovered by the plaintiff. If such possessions and effects are not
144 reclaimed by the defendant and the expense of such storage is not paid
145 to the chief executive officer [within] not later than fifteen days after
146 such eviction, the chief executive officer shall sell the same at public
147 auction, after using reasonable efforts to locate and notify the defendant
148 of such sale and after posting notice of such sale for one week on the
149 public signpost nearest to the place where the eviction was made, if any,
150 or at some exterior place near the office of the town clerk. The chief
151 executive officer shall deliver to the defendant the net proceeds of such

152 sale, if any, after deducting a reasonable charge for storage of such
153 possessions and effects. If the defendant does not demand the net
154 proceeds within thirty days after such sale, the chief executive officer
155 shall turn over the net proceeds of the sale to the town treasury.

156 (d) Notwithstanding the provisions of this section, no state marshal
157 may remove a defendant or occupant, or such defendant or occupant's
158 possessions and effects, between December first and March first of any
159 year unless the judgment of eviction binding upon such defendant or
160 occupant to be executed by such marshal was entered due to serious
161 nuisance, as defined in section 47a-15, by such defendant or occupant.

162 Sec. 3. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
163 "tenant screening report" means a credit report, a criminal background
164 report, an employment history report or a rental history report, or any
165 combination thereof, used by a landlord to determine the suitability of
166 a prospective tenant.

167 (b) No landlord may demand from a prospective tenant any
168 payment, fee or charge for the processing, review or acceptance of any
169 rental application, or demand any other payment, fee or charge before
170 or at the beginning of the tenancy, except a security deposit pursuant to
171 section 47a-21 of the general statutes or a fee for a tenant screening
172 report as provided by subsection (c) of this section.

173 (c) A landlord may charge a fee for a tenant screening report
174 concerning a prospective tenant if the fee for such tenant screening
175 report is not more than the actual cost paid by the landlord for such
176 report. The landlord shall waive any fee for such report if the
177 prospective tenant provides the landlord with a copy of a tenant
178 screening report concerning the prospective tenant that was conducted
179 not later than thirty days after the prospective tenant's rental application
180 and that is satisfactory to the landlord.

181 (d) A landlord may not collect a tenant screening report fee from a
182 prospective tenant until the landlord provides the prospective tenant

183 with (1) a copy of the tenant screening report, and (2) a copy of the
184 receipt or invoice from the entity conducting the tenant screening report
185 concerning the prospective tenant.

186 Sec. 4. Subsection (a) of section 47a-4 of the general statutes is
187 repealed and the following is substituted in lieu thereof (*Effective October*
188 *1, 2023*):

189 (a) A rental agreement shall not provide that the tenant: (1) Agrees to
190 waive or forfeit rights or remedies under this chapter and sections 47a-
191 21, 47a-23 to 47a-23b, inclusive, as amended by this act, 47a-26 to 47a-
192 26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46,
193 or under any section of the general statutes or any municipal ordinance
194 unless such section or ordinance expressly states that such rights may
195 be waived; (2) authorizes the landlord to confess judgment on a claim
196 arising out of the rental agreement; (3) agrees to the exculpation or
197 limitation of any liability of the landlord arising under law or to
198 indemnify the landlord for that liability or the costs connected
199 therewith; (4) agrees to waive his right to the interest on the security
200 deposit pursuant to section 47a-21; (5) agrees to permit the landlord to
201 dispossess him without resort to court order; (6) consents to the distraint
202 of his property for rent; (7) agrees to pay the landlord's attorney's fees
203 in excess of fifteen per cent of any judgment against the tenant in any
204 action in which money damages are awarded; (8) agrees to pay a late
205 charge prior to the expiration of the grace period set forth in section 47a-
206 15a, as amended by this act, or to pay rent in a reduced amount if such
207 rent is paid prior to the expiration of such grace period; (9) agrees to pay
208 a late charge on rent payments made subsequent to such grace period
209 in an amount exceeding the amounts set forth in section 47a-15a, as
210 amended by this act; or ~~[(9)]~~ (10) agrees to pay a heat or utilities
211 surcharge if heat or utilities is included in the rental agreement.

212 Sec. 5. Section 47a-15a of the general statutes is repealed and the
213 following is substituted in lieu thereof (*Effective October 1, 2023*):

214 (a) If rent is unpaid when due and the tenant fails to pay rent within

215 nine days thereafter or, in the case of a one-week tenancy, within four
216 days thereafter, the landlord may terminate the rental agreement in
217 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive,
218 as amended by this act. For purposes of this section, "grace period"
219 means the nine-day or four-day time periods identified in this
220 subsection, as applicable.

221 (b) If a rental agreement contains a valid written agreement to pay a
222 late charge in accordance with subsection (a) of section 47a-4, as
223 amended by this act, a landlord may assess a tenant such a late charge
224 on a rent payment made subsequent to the grace period in accordance
225 with this section. Such late charge may not exceed the lesser of (1) five
226 dollars per day, up to a maximum of twenty-five dollars, or (2) five per
227 cent of the delinquent rent payment or, in the case of a rental agreement
228 paid in whole or in part by a governmental or charitable entity, five per
229 cent of the tenant's share of the delinquent rent payment. The landlord
230 may not assess more than one late charge upon a delinquent rent
231 payment, regardless of how long the rent remains unpaid. Any rent
232 payments received by the landlord shall be applied first to the most
233 recent rent payment due.

234 Sec. 6. Subsections (a) and (b) of section 47a-6a of the general statutes
235 are repealed and the following is substituted in lieu thereof (*Effective*
236 *October 1, 2023*):

237 (a) As used in this section, (1) "address" means a location as described
238 by the full street number, if any, the street name, the city or town, and
239 the state, and not a mailing address such as a post office box, (2)
240 "dwelling unit" means any house or building, or portion thereof, which
241 is rented, leased or hired out to be occupied, or is arranged or designed
242 to be occupied, or is occupied, as the home or residence of one or more
243 persons, living independently of each other, and doing their cooking
244 upon the premises, and having a common right in the halls, stairways
245 or yards, (3) "agent in charge" or "agent" means one who manages real
246 estate, including, but not limited to, the collection of rents and
247 supervision of property, (4) "controlling participant" means [an

248 individual or entity that exercises day-to-day financial or operational
249 control] a natural person who is not a minor and who, directly or
250 indirectly and through any contract, arrangement, understanding or
251 relationship, exercises substantial control of, or owns greater than
252 twenty-five per cent of, a corporation, partnership, trust or other legally
253 recognized entity owning rental real property in the state, and (5)
254 "project-based housing provider" means a property owner who
255 contracts with the United States Department of Housing and Urban
256 Development to provide housing to tenants under the federal Housing
257 Choice Voucher Program, 42 USC 1437f(o).

258 (b) Any municipality may require the nonresident owner or project-
259 based housing provider of occupied or vacant rental real property to
260 [maintain on file in the office of] report to the tax assessor, or other
261 municipal office designated by the municipality, the current residential
262 address of the nonresident owner or project-based housing provider of
263 such property [,] if the nonresident owner or project-based housing
264 provider is an individual, or the current residential address of the agent
265 in charge of the building [,] if the nonresident owner or project-based
266 housing provider is a corporation, partnership, trust or other legally
267 recognized entity owning rental real property in the state. [In the case
268 of a] If the nonresident owners or project-based housing [provider, such
269 information] providers are a corporation, partnership, trust or other
270 legally recognized entity owning rental real property in the state, such
271 report shall also include identifying information and the current
272 residential address of each controlling participant associated with the
273 property. [, except that, if such controlling participant is a corporation,
274 partnership, trust or other legally recognized entity, the project-based
275 housing provider shall include the identifying information and the
276 current residential address of an individual who exercises day-to-day
277 financial or operational control of such entity.] If such residential
278 address changes, notice of the new residential address shall be provided
279 by such nonresident owner, project-based housing provider or agent in
280 charge of the building to the office of the tax assessor or other designated
281 municipal office not more than twenty-one days after the date that the

282 address change occurred. If the nonresident owner, project-based
283 housing provider or agent fails to file an address under this section, the
284 address to which the municipality mails property tax bills for the rental
285 real property shall be deemed to be the nonresident owner, project-
286 based housing provider or agent's current address. Such address may
287 be used for compliance with the provisions of subsection (c) of this
288 section.

289 Sec. 7. (NEW) (*Effective October 1, 2023*) The Commissioner of
290 Housing shall, within existing appropriations, develop standardized
291 rental agreement forms that may be used by landlords and tenants in
292 the state. Such forms shall contain the essential terms of a rental
293 agreement between any landlord and any tenant, be designed to be
294 easily read and understood and include plain language explanations of
295 all terms and conditions of the agreement, including, but not limited to,
296 rent, fees, deposits and other charges. The commissioner shall make
297 such forms available in both English and Spanish and shall post such
298 forms on the Department of Housing's Internet web site not later than
299 July 1, 2024, and shall revise such forms from time to time, at the
300 commissioner's discretion.

301 Sec. 8. Section 47a-58 of the general statutes is repealed and the
302 following is substituted in lieu thereof (*Effective October 1, 2023*):

303 (a) Any enforcing agency may issue a notice of violation to any
304 person who violates any provision of this chapter or a provision of a
305 local housing code. If an enforcing agency issues an order to a registrant,
306 such order may be delivered in accordance with section 7-148ii,
307 provided nothing in this section shall preclude an enforcing agency
308 from providing notice in another manner permitted by applicable law.
309 Such notice shall specify each violation and specify the last day by which
310 such violation shall be corrected. The date specified shall not be less than
311 three weeks from the date of mailing of such notice, provided that in the
312 case of a condition, which in the judgment of the enforcing agency is or
313 in its effect is dangerous or detrimental to life or health, the date
314 specified shall not be more than five days from the date of mailing of

315 such notice. The enforcing agency may postpone the last day by which
316 a violation shall be corrected upon a showing by the owner or other
317 responsible person that he has begun to correct the violation but that
318 full correction of the violation cannot be completed within the time
319 provided because of technical difficulties, inability to obtain necessary
320 materials or labor or inability to gain access to the dwelling unit wherein
321 the violation exists.

322 (b) When the owner or other responsible person has corrected such
323 violation, the owner or other responsible person shall promptly, but not
324 later than two weeks after such correction, report to the enforcing
325 agency in writing, indicating the date when each violation was
326 corrected. It shall be presumed that the violation was corrected on the
327 date so indicated, unless a subsequent inspection by the enforcing
328 agency again reveals the existence of the condition giving rise to the
329 earlier notice of violation.

330 (c) Any person who fails to correct any violation prior to the date set
331 forth in the notice of violation shall be subject to a cumulative civil
332 penalty of five dollars per day for each violation from the date set for
333 correction in the notice of violation to the date such violation is
334 corrected, except that in any case, the penalty shall not exceed one
335 hundred dollars per day and the total penalty shall not exceed seven
336 thousand five hundred dollars. The penalty may be collected by the
337 enforcing agency by action against the owner or other responsible
338 person or by an action against the real property. An action against the
339 owner may be joined with an action against the real property.

340 (d) In addition to the penalties specified in this section, the enforcing
341 agency may enforce the provisions of this chapter or a local housing
342 code by injunctive relief pursuant to chapter 916.

343 (e) (1) Any penalty imposed by an enforcing agency pursuant to the
344 provisions of subsection (c) of this section, and remaining unpaid for a
345 period of sixty days after its due date, shall constitute a lien upon the
346 real property against which the penalty was imposed, provided a notice

347 of violation is recorded in the land records and indexed in the name of
348 the property owner no later than thirty days after the penalty was
349 imposed.

350 (2) Each such notice of violation shall be effective from the time of the
351 recording on the land records. Each lien shall take precedence over all
352 transfers and encumbrances recorded after such time.

353 (3) Any municipal lien pursuant to the provisions of this section may
354 be foreclosed in the same manner as a mortgage.

355 (4) Any municipal lien pursuant to this section may be discharged or
356 dissolved in the manner provided in sections 49-35a to 49-37, inclusive.

357 (f) Any enforcing agency imposing a penalty pursuant to subsection
358 (c) of this section shall maintain a current record of all properties with
359 respect to which such penalty remains unpaid in the office of such
360 agency. Such record shall be available for inspection by the public.

361 (g) Each enforcing agency empowered to enforce any provision of
362 this chapter or any provision of a local housing code shall create and
363 make available housing code violation complaint forms, written in both
364 English and Spanish, for use by any occupant of a dwelling unit seeking
365 to file a complaint against the owner of such unit, or other responsible
366 party, concerning such violations.

367 Sec. 9. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

368 (1) "Commissioner" means the Commissioner of Housing.

369 (2) "Eligible workforce housing opportunity development project" or
370 "project" means a project for the construction or substantial
371 rehabilitation of rental housing (A) located within an opportunity zone
372 in this state, (B) designated under subsection (e) of this section for
373 certain professions that work within the municipality in which the
374 project is located and for low and moderate income families and
375 individuals, and (C) that may incorporate renewable energy technology

376 and be transit-oriented.

377 (3) "Substantial rehabilitation" means either (A) the costs of any
378 repair, replacement or improvement to a building that exceeds twenty-
379 five per cent of the value of such building after the completion of all
380 such repairs, replacements or improvements, or (B) the replacement of
381 two or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall
382 or floor structures, (iv) foundations, (v) plumbing systems, (vi) heating
383 and air conditioning systems, or (vii) electrical systems.

384 (4) "Opportunity zone" means an area designated as a qualified
385 opportunity zone pursuant to the Tax Cuts and Jobs Act of 2017, P.L.
386 115-97, as amended from time to time.

387 (5) "Eligible developer" or "developer" means (A) a nonprofit
388 corporation; (B) any business corporation incorporated pursuant to
389 chapter 601 of the general statutes, (i) that has as one of its purposes the
390 construction, rehabilitation, ownership or operation of housing, and (ii)
391 either certified under this section or that has articles of incorporation
392 approved by the commissioner in accordance with regulations adopted
393 pursuant to section 8-79a or 8-84 of the general statutes; (C) any
394 partnership, limited partnership, limited liability partnership, joint
395 venture, trust, limited liability company or association, (i) that has as
396 one of its purposes the construction, rehabilitation, ownership or
397 operation of housing, and (ii) either certified under this section or that
398 has basic documents of organization approved by the commissioner in
399 accordance with regulations adopted pursuant to section 8-79a or 8-84
400 of the general statutes; (D) a housing authority; or (E) a municipal
401 developer.

402 (6) "Authority" or "housing authority" means any of the public
403 corporations created by section 8-40 of the general statutes, and the
404 Connecticut Housing Authority when exercising the rights, powers,
405 duties or privileges of, or subject to the immunities or limitations of,
406 housing authorities pursuant to section 8-121 of the general statutes.

407 (7) "Nonprofit corporation" means a nonprofit corporation
408 incorporated pursuant to chapter 602 of the general statutes or any
409 predecessor statutes thereto, that has as one of its purposes the
410 construction, rehabilitation, ownership or operation of housing and that
411 has articles of incorporation approved by the Commissioner of Housing
412 in accordance with regulations adopted pursuant to section 8-79a or 8-
413 84 of the general statutes or that is certified under this section.

414 (8) "Municipal developer" means a municipality that has not declared
415 by resolution a need for a housing authority pursuant to section 8-40 of
416 the general statutes, acting by and through its legislative body.
417 "Municipal developer" means the board of selectmen if such board is
418 authorized to act as the municipal developer by the town meeting or
419 representative town meeting.

420 (9) "Low and moderate income families and individuals" means
421 families or individuals who lack the amount of income necessary, as
422 determined by the Commissioner of Housing, to enable such families or
423 individuals to rent mixed-income housing without financial assistance.

424 (10) "Market rate" means the rental income that such property would
425 most probably command on the open market as indicated by current
426 rentals in the opportunity zone being paid for comparable space.

427 (b) There is established a workforce housing opportunity
428 development program to be administered by the Department of
429 Housing under which individuals or entities who make cash
430 contributions to an eligible developer for an eligible workforce housing
431 opportunity development project located in a federally designated
432 opportunity zone may be allowed a credit against the tax due under
433 chapter 208 or 229 of the general statutes in an amount equal to the
434 amount specified by the commissioner under this section. Any
435 developer of a workforce housing opportunity development project
436 shall be allowed an exemption from any fees under section 29-263 of the
437 general statutes, as amended by this act, and any eligible workforce
438 housing opportunity development project shall be assessed using the

439 capitalization of net income method under subsection (b) of section 12-
440 63b of the general statutes, as amended by this act.

441 (c) The Commissioner of Housing shall determine eligibility criteria
442 for such program and establish an application process for the program.
443 The Department of Housing shall commence accepting applications for
444 such program not later than January 1, 2024. A developer may apply to
445 the Department of Housing for certification as a developer qualified to
446 receive cash investments eligible for a tax credit pursuant to this section
447 in a manner and form prescribed by the commissioner. To the extent
448 feasible, any eligible workforce housing opportunity development
449 project shall incorporate renewable energy or other technology in order
450 to lower utility costs for the tenants and be transit-oriented. Any eligible
451 workforce housing opportunity development project once constructed
452 or substantially rehabilitated shall be rented as follows: (1) Fifty per cent
453 of the units shall be rented at the market rate, (2) forty per cent of the
454 units shall be rented to the workforce population designated under
455 subsection (e) of this section, where such project is located at a rent not
456 exceeding twenty per cent of the prevailing rent of the opportunity zone
457 where such development is located, and (3) ten per cent of the units shall
458 be rented to families or individuals of low and moderate income
459 receiving rental assistance under chapter 128 or 319uu of the general
460 statutes or 42 USC 1437f, as amended from time to time. The program
461 shall provide for a method of selecting persons satisfying such income
462 criteria to rent such units of housing from among a pool of applicants,
463 which method shall not discriminate on the basis of race, creed, color,
464 national origin, ancestry, sex, gender identity or expression, age or
465 physical or intellectual disability.

466 (d) A workforce housing opportunity development project shall be
467 scheduled for completion not more than three years after the date of
468 approval by the Department of Housing. Each developer of a workforce
469 housing opportunity development project shall submit to the
470 commissioner quarterly progress reports and a final report upon
471 completion, in a manner and form prescribed by the commissioner. If a

472 workforce housing opportunity development project fails to be
473 completed on or before three years from the date of approval of such
474 project, or at any time the commissioner determines that a project is
475 unlikely to be completed, the commissioner may request the Attorney
476 General to reclaim any remaining funds contributed to the project by
477 individuals or entities under subsection (b) of this section and, upon
478 receipt of any such remaining funds, the commissioner shall reallocate
479 such funds to another eligible project.

480 (e) The developer shall obtain the approval of the zoning commission,
481 as defined in section 8-13m of the general statutes, of the municipality
482 and of any other applicable municipal agency for the proposed
483 workforce housing opportunity development project. After all such
484 approvals are granted, the municipality may, not later than thirty days
485 after such approval, by vote of its legislative body or, in a municipality
486 where the legislative body is a town meeting, by vote of the board of
487 selectmen, designate the workforce population that forty per cent of the
488 project shall be dedicated to. Such designation may include volunteer
489 firefighters, teachers, police officers, emergency medical personnel or
490 other professions of persons working in the municipality. If the
491 municipality does not vote within such time period, the developer shall
492 designate the workforce population.

493 (f) For taxable income years commencing on or after January 1, 2025,
494 the Commissioner of Revenue Services shall grant a credit against the
495 tax imposed under chapter 208 or 229 of the general statutes, other than
496 the liability imposed by section 12-707 of the general statutes, in an
497 amount equal to the amount specified by the Commissioner of Housing
498 in a tax credit voucher issued by the Commissioner of Housing pursuant
499 to subsection (g) of this section.

500 (g) (1) The Commissioner of Housing shall administer a system of tax
501 credit vouchers within the resources, requirements and purposes of this
502 section, for individuals and entities making cash contributions to an
503 eligible developer for an eligible workforce housing opportunity
504 development project. Such voucher may be used as a credit against the

505 tax to which such individual or entity is subject under chapter 208 or 229
506 of the general statutes, other than the liability imposed by section 12-707
507 of the general statutes.

508 (2) In no event shall the total amount of all tax credits allowed to all
509 individuals or entities pursuant to the provisions of this section exceed
510 five million dollars in any one fiscal year.

511 (3) No tax credit shall be granted to any individual or entity for any
512 individual amount contributed of less than two hundred fifty dollars.

513 (4) Any tax credit not used in the taxable income year during which
514 the cash contribution was made may be carried forward or backward
515 for the five immediately succeeding or preceding taxable or income
516 years until the full credit has been allowed.

517 (5) If an entity claiming a credit under this section is an S corporation
518 or an entity treated as a partnership for federal income tax purposes, the
519 credit may be claimed by the entity's shareholders or partners. If the
520 entity is a single member limited liability company that is disregarded
521 as an entity separate from its owner, the credit may be claimed by such
522 limited liability company's owner, provided such owner is subject to the
523 tax imposed under chapter 208 or 229 of the general statutes.

524 (h) The Commissioner of Housing shall adopt regulations, in
525 accordance with the provisions of chapter 54 of the general statutes, to
526 implement the provisions of this section, including, but not limited to,
527 the conditions for certification of a developer applying for assistance
528 under this section.

529 Sec. 10. Section 12-63b of the general statutes is repealed and the
530 following is substituted in lieu thereof (*Effective October 1, 2023, and*
531 *applicable to assessment years commencing on or after October 1, 2023*):

532 (a) The assessor or board of assessors in any town, at any time, when
533 determining the present true and actual value of real property as
534 provided in section 12-63, which property is used primarily for the

535 purpose of producing rental income, exclusive of such property used
536 solely for residential purposes, containing not more than six dwelling
537 units and in which the owner resides, shall determine such value on the
538 basis of an appraisal which shall include to the extent applicable with
539 respect to such property, consideration of each of the following methods
540 of appraisal: (1) Replacement cost less depreciation, plus the market
541 value of the land, (2) capitalization of net income based on market rent
542 for similar property, and (3) a sales comparison approach based on
543 current bona fide sales of comparable property. The provisions of this
544 section shall not be applicable with respect to any housing assisted by
545 the federal or state government except any such housing for which the
546 federal assistance directly related to rent for each unit in such housing
547 is no less than the difference between the fair market rent for each such
548 unit in the applicable area and the amount of rent payable by the tenant
549 in each such unit, as determined under the federal program providing
550 for such assistance.

551 (b) In the case of an eligible workforce housing opportunity
552 development project, as defined in section 9 of this act, the assessor shall
553 use the capitalization of net income method based on the actual rent
554 received for the property.

555 [(b)] (c) For purposes of subdivision (2) of subsection (a) of this
556 section and, generally, in its use as a factor in any appraisal with respect
557 to real property used primarily for the purpose of producing rental
558 income, the term "market rent" means the rental income that such
559 property would most probably command on the open market as
560 indicated by present rentals being paid for comparable space. In
561 determining market rent the assessor shall consider the actual rental
562 income applicable with respect to such real property under the terms of
563 an existing contract of lease at the time of such determination.

564 Sec. 11. Section 8-395 of the general statutes is repealed and the
565 following is substituted in lieu thereof (*Effective October 1, 2023*):

566 (a) As used in this section, (1) "business firm" means any business

567 entity authorized to do business in the state and subject to the
568 corporation business tax imposed under chapter 208, or any company
569 subject to a tax imposed under chapter 207, or any air carrier subject to
570 the air carriers tax imposed under chapter 209, or any railroad company
571 subject to the railroad companies tax imposed under chapter 210, or any
572 regulated telecommunications service, express, cable or community
573 antenna television company subject to the regulated
574 telecommunications service, express, cable and community antenna
575 television companies tax imposed under chapter 211, or any utility
576 company subject to the utility companies tax imposed under chapter
577 212, [and] (2) "nonprofit corporation" means a nonprofit corporation
578 incorporated pursuant to chapter 602 or any predecessor statutes
579 thereto, having as one of its purposes the construction, rehabilitation,
580 ownership or operation of housing and having articles of incorporation
581 approved by the executive director of the Connecticut Housing Finance
582 Authority in accordance with regulations adopted pursuant to section
583 8-79a or 8-84, (3) "workforce housing development project" or "project"
584 means the construction or substantial rehabilitation of dwelling units for
585 rental housing where (A) ten per cent of the units are affordable
586 housing, (B) forty per cent of the units are rented to the workforce
587 population designated by the developer, in consultation with the
588 municipality where such project is located, at a rent not exceeding
589 twenty per cent of the prevailing rent of the area where such
590 development is located, and (C) fifty per cent of the units are rented at
591 a market rate and includes, but is not limited to, an eligible workforce
592 housing opportunity development project, as defined in section 9 of this
593 act, (4) "affordable housing" means rental housing for which persons
594 and families pay thirty per cent or less of their annual income, where
595 such income is less than or equal to the area median income for the
596 municipality in which such housing is located, as determined by the
597 United States Department of Housing and Urban Development, (5)
598 "substantial rehabilitation" means either (A) the costs of any repair,
599 replacement or improvement to a building that exceeds twenty-five per
600 cent of the value of such building after the completion of all such repairs,
601 replacements or improvements, or (B) the replacement of two or more

602 of the following: (i) Roof structures, (ii) ceilings, (iii) wall or floor
603 structures, (iv) foundations, (v) plumbing systems, (vi) heating and air
604 conditioning systems, or (vii) electrical systems, and (6) "market rate"
605 means the rental income that such unit would most probably command
606 on the open market as indicated by present rentals being paid for
607 comparable space in the area where the unit is located.

608 (b) The Commissioner of Revenue Services shall grant a credit against
609 [any] the tax [due] imposed under [the provisions of] chapter 207, 208,
610 209, 210, 211 or 212 in an amount equal to the amount specified by the
611 Connecticut Housing Finance Authority in any tax credit voucher
612 issued by said authority pursuant to subsection (c) of this section.

613 (c) The Connecticut Housing Finance Authority shall administer a
614 system of tax credit vouchers within the resources, requirements and
615 purposes of this section, for business firms making cash contributions to
616 housing programs developed, sponsored or managed by a nonprofit
617 corporation, as defined in subsection (a) of this section, which benefit
618 low and moderate income persons or families which have been
619 approved prior to the date of any such cash contribution by the
620 authority, including, but not limited to, contributions for a workforce
621 housing development project. Such vouchers may be used as a credit
622 against any of the taxes to which such business firm is subject and which
623 are enumerated in subsection (b) of this section. For taxable or income
624 years commencing on or after January 1, 1998, to be eligible for approval
625 a housing program shall be scheduled for completion not more than
626 three years from the date of approval. For taxable or income years
627 commencing on or after January 1, 2024, to be eligible for approval, a
628 workforce housing development project shall be scheduled for
629 completion not more than three years from the date of approval. Each
630 program or developer of a workforce housing development project shall
631 submit to the authority quarterly progress reports and a final report
632 upon completion, in a manner and form prescribed by the authority. If
633 a program or workforce housing development project fails to be
634 completed [after] on or before three years from the date of approval of

635 the project, or at any time the authority determines that a program or
636 project is unlikely to be completed, the authority may reclaim any
637 remaining funds contributed by business firms and reallocate such
638 funds to another eligible program or project.

639 (d) No business firm shall receive a credit pursuant to both this
640 section and chapter 228a in relation to the same cash contribution.

641 (e) Nothing in this section shall be construed to prevent two or more
642 business firms from participating jointly in one or more programs or
643 projects under the provisions of this section. Such joint programs or
644 projects shall be submitted, and acted upon, as a single program or
645 project by the business firms involved.

646 (f) No tax credit shall be granted to any business firm for any
647 individual amount contributed of less than two hundred fifty dollars.

648 (g) Any tax credit not used in the [period] taxable income year during
649 which the cash contribution was made may be carried forward or
650 backward for the five immediately succeeding or preceding taxable or
651 income years until the full credit has been allowed.

652 (h) In no event shall the total amount of all tax credits allowed to all
653 business firms pursuant to the provisions of this section exceed ten
654 million dollars in any one fiscal year, provided, each year until the date
655 sixty days after the date the Connecticut Housing Finance Authority
656 publishes the list of housing programs or workforce housing
657 development projects that will receive tax credit reservations, two
658 million dollars of the total amount of all tax credits under this section
659 shall be set aside for permanent supportive housing initiatives
660 established pursuant to section 17a-485c, and one million dollars of the
661 total amount of all tax credits under this section shall be set aside for
662 workforce housing, as defined by the Connecticut Housing Finance
663 Authority through written procedures adopted pursuant to subsection
664 (k) of this section. Each year, on or after the date sixty days after the date
665 the Connecticut Housing Finance Authority publishes the list of

666 housing programs or projects that will receive tax credit reservations,
667 any unused portion of such tax credits shall become available for any
668 housing program or project eligible for tax credits pursuant to this
669 section.

670 (i) No organization conducting a housing program or [programs]
671 project eligible for funding with respect to which tax credits may be
672 allowed under this section shall be allowed to receive an aggregate
673 amount of such funding for any such program or [programs] project in
674 excess of five hundred thousand dollars for any fiscal year.

675 (j) Nothing in this section shall be construed to prevent a business
676 firm from making any cash contribution to a housing program or project
677 to which tax credits may be applied which cash contribution may result
678 in the business firm having a limited equity interest in the program or
679 project.

680 (k) The Connecticut Housing Finance Authority, with the approval of
681 the Commissioner of Revenue Services, shall adopt written procedures
682 in accordance with section 1-121 to implement the provisions of this
683 section. Such procedures shall include provisions for issuing tax credit
684 vouchers for cash contributions to housing programs or projects based
685 on a system of ranking housing programs. In establishing such ranking
686 system, the authority shall consider the following: (1) The readiness of
687 the project to be built; (2) use of the funds to build or rehabilitate a
688 specific housing project or to capitalize a revolving loan fund providing
689 low-cost loans for housing construction, repair or rehabilitation to
690 benefit persons of very low, low and moderate income; (3) the extent the
691 project will benefit families at or below twenty-five per cent of the area
692 median income and families with incomes between twenty-five per cent
693 and fifty per cent of the area median income, as defined by the United
694 States Department of Housing and Urban Development; (4) evidence of
695 the general administrative capability of the nonprofit corporation to
696 build or rehabilitate housing; (5) evidence that any funds received by
697 the nonprofit corporation for which a voucher was issued were used to
698 accomplish the goals set forth in the application; and (6) with respect to

699 any income year commencing on or after January 1, 1998: (A) Use of the
700 funds to provide housing opportunities in urban areas and the impact
701 of such funds on neighborhood revitalization; and (B) the extent to
702 which tax credit funds are leveraged by other funds.

703 (l) Vouchers issued or reserved by the Department of Housing under
704 the provisions of this section prior to July 1, 1995, shall be valid on and
705 after July 1, 1995, to the same extent as they would be valid under the
706 provisions of this section in effect on June 30, 1995.

707 (m) The credit which is sought by the business firm shall first be
708 claimed on the tax return for such business firm's taxable income or year
709 during which the cash contribution to which the tax credit voucher
710 relates was paid.

711 Sec. 12. Section 29-263 of the general statutes is repealed and the
712 following is substituted in lieu thereof (*Effective October 1, 2023*):

713 (a) Except as provided in subsection (h) of section 29-252a and the
714 State Building Code adopted pursuant to subsection (a) of section 29-
715 252, after October 1, 1970, no building or structure shall be constructed
716 or altered until an application has been filed with the building official
717 and a permit issued. Such application shall be filed in person, by mail or
718 electronic mail, in a manner prescribed by the building official. Such
719 permit shall be issued or refused, in whole or in part, within thirty days
720 after the date of an application. No permit shall be issued except upon
721 application of the owner of the premises affected or the owner's
722 authorized agent. No permit shall be issued to a contractor who is
723 required to be registered pursuant to chapter 400, for work to be
724 performed by such contractor, unless the name, business address and
725 Department of Consumer Protection registration number of such
726 contractor is clearly marked on the application for the permit, and the
727 contractor has presented such contractor's certificate of registration as a
728 home improvement contractor. Prior to the issuance of a permit and
729 within said thirty-day period, the building official shall review the plans
730 of buildings or structures to be constructed or altered, including, but not

731 limited to, plans prepared by an architect licensed pursuant to chapter
732 390, a professional engineer licensed pursuant to chapter 391 or an
733 interior designer registered pursuant to chapter 396a acting within the
734 scope of such license or registration, to determine their compliance with
735 the requirements of the State Building Code and, where applicable, the
736 local fire marshal shall review such plans to determine their compliance
737 with the Fire Safety Code. Such plans submitted for review shall be in
738 substantial compliance with the provisions of the State Building Code
739 and, where applicable, with the provisions of the Fire Safety Code.

740 (b) On and after July 1, 1999, the building official shall assess an
741 education fee on each building permit application. During the fiscal year
742 commencing July 1, 1999, the amount of such fee shall be sixteen cents
743 per one thousand dollars of construction value as declared on the
744 building permit application and the building official shall remit such
745 fees quarterly to the Department of Administrative Services, for deposit
746 in the General Fund. Upon deposit in the General Fund, the amount of
747 such fees shall be credited to the appropriation to the Department of
748 Administrative Services and shall be used for the code training and
749 educational programs established pursuant to section 29-251c and the
750 educational programs required in subsections (a) and (b) of section 29-
751 262. On and after July 1, 2000, the assessment shall be made in
752 accordance with regulations adopted pursuant to subsection (d) of
753 section 29-251c. All fees collected pursuant to this subsection shall be
754 maintained in a separate account by the local building department.
755 During the fiscal year commencing July 1, 1999, the local building
756 department may retain two per cent of such fees for administrative costs
757 incurred in collecting such fees and maintaining such account. On and
758 after July 1, 2000, the portion of such fees which may be retained by a
759 local building department shall be determined in accordance with
760 regulations adopted pursuant to subsection (d) of section 29-251c. No
761 building official shall assess such education fee on a building permit
762 application to repair or replace a concrete foundation that has
763 deteriorated due to the presence of pyrrhotite.

764 (c) Any municipality may, by ordinance adopted by its legislative
765 body, exempt Class I renewable energy source projects from payment
766 of building permit fees imposed by the municipality.

767 (d) Notwithstanding any municipal charter, home rule ordinance or
768 special act, no municipality shall collect an application fee on a building
769 permit application to repair or replace a concrete foundation that has
770 deteriorated due to the presence of pyrrhotite.

771 (e) Notwithstanding any municipal charter, home rule ordinance or
772 special act, no municipality shall collect any fee for a building permit
773 application for the construction or substantial rehabilitation of (1) an
774 eligible workforce housing opportunity development project, as defined
775 in section 9 of this act, or (2) a workforce housing development project,
776 as defined in section 8-395, as amended by this act.

777 Sec. 13. (NEW) (*Effective October 1, 2023, and applicable to assessment*
778 *years commencing on or after October 1, 2023*) The legislative body of any
779 municipality or, in a municipality where the legislative body is a town
780 meeting, the board of selectmen may, by ordinance, exempt from real
781 property tax any workforce housing development project, as defined in
782 section 8-395 of the general statutes, as amended by this act, to the extent
783 of seventy per cent of its valuation for purposes of assessment in each
784 of the seven full assessment years following the assessment year in
785 which the construction or substantial rehabilitation, as defined in
786 section 8-395 of the general statutes, as amended by this act, is
787 completed.

788 Sec. 14. (NEW) (*Effective October 1, 2023*) (a) Beginning with the fiscal
789 year commencing July 1, 2025, the Secretary of the Office of Policy and
790 Management shall pay a state grant in lieu of taxes to any municipality
791 that has opted to partially exempt from real property tax a workforce
792 housing development project under section 13 of this act and submitted
793 an application for such grant. A municipality shall apply for such grant
794 annually on a form and in a manner prescribed by the secretary. On or
795 before January first, annually, the Secretary of the Office of Policy and

796 Management shall determine the amount due to such municipality, in
797 accordance with this section.

798 (b) Any grant payable to any municipality that applies for a grant
799 under the provisions of this section shall be equal to seventy per cent of
800 the property taxes that, except for any exemption applicable to any such
801 housing authority property under the provisions of chapter 128 of the
802 general statutes, would have been paid with respect to such exempt real
803 property on the assessment list in such municipality for the assessment
804 date two years prior to the commencement of the state fiscal year in
805 which such grant is payable, for a maximum of seven assessment years.
806 The amount of the grant payable to each municipality in any year in
807 accordance with this section shall be reduced proportionately in the
808 event that the total of such grants in such year exceeds the amount
809 appropriated for the purposes of this section with respect to such year.

810 Sec. 15. (NEW) (*Effective October 1, 2023*) The Connecticut Housing
811 Finance Authority shall develop and administer a program of mortgage
812 assistance for (1) developers for the construction or substantial
813 rehabilitation of eligible workforce housing opportunity development
814 projects, as defined in section 9 of this act, and (2) developers for the
815 construction or substantial rehabilitation of workforce housing
816 development projects, as defined in section 8-395 of the general statutes,
817 as amended by this act. In making mortgage assistance available under
818 the program, the authority shall utilize any appropriate housing
819 subsidies.

820 Sec. 16. (*Effective from passage*) The Department of Housing shall,
821 within available appropriations, conduct a study on methods to (1)
822 increase housing options for apprentices and other newly hired
823 employees, and (2) enable such apprentices and other newly hired
824 employees to reside in the municipalities in which they work. Not later
825 than January 1, 2024, the Commissioner of Housing shall submit a
826 report, in accordance with the provisions of section 11-4a of the general
827 statutes, to the joint standing committee of the General Assembly
828 having cognizance of matters relating to housing. Such report shall

829 include recommendations on methods to increase such housing options
830 and any legislation necessary to implement such recommendations.

831 Sec. 17. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

832 (1) "Affordable housing deed restrictions" means deed restrictions
833 filed on the land records of the municipality, containing covenants or
834 restrictions that require the dwelling units in a multifamily building to
835 be sold or rented only to low-income residents;

836 (2) "Environmental justice community" has the same meaning as
837 provided in section 22a-20a of the general statutes;

838 (3) "Family violence" has the same meaning as provided in section
839 46b-38a of the general statutes; and

840 (4) "Low-income resident" means, after adjustments for family size,
841 individuals or families whose income is not greater than eighty per cent
842 of (A) the state median income, or (B) the area median income,
843 whichever is less, for the area in which the resident resides, as
844 determined by the United States Department of Housing and Urban
845 Development.

846 (b) The Commissioner of Energy and Environmental Protection, in
847 coordination with the Commissioner of Housing, shall establish a pilot
848 program to provide grants for retrofitting projects for multifamily
849 residences built before 1980 and located in environmental justice
850 communities that (1) improve the energy efficiency of such residences,
851 including, but not limited to, the installation of heat pumps, solar power
852 generating systems, improved roofing, storm doors and windows and
853 improved insulation, or (2) remediate health and safety concerns, such
854 as mold, vermiculite, asbestos, lead and radon.

855 (c) On and after January 1, 2024, the Commissioner of Energy and
856 Environmental Protection shall accept applications, in a form to be
857 specified by the commissioner, from any owner of a residential dwelling
858 unit for a grant under the program. Any such grant may be awarded to

859 an owner of a residential dwelling unit that is (1) subject to binding
860 affordable housing deed restrictions, (2) not owner-occupied, and (3)
861 occupied by a tenant, or if vacant, to be occupied by a tenant not more
862 than one hundred eighty days after the award of such grant. If such
863 dwelling unit is not occupied within one hundred eighty days of the
864 award of the grant, the owner shall return any funds received by the
865 owner under such grant to the commissioner.

866 (d) The Commissioner of Energy and Environmental Protection shall
867 prioritize the awarding of grants for projects that benefit any resident or
868 prospective resident who is (1) a low-income resident, (2) a veteran, (3)
869 a victim of family violence, or (4) experiencing homelessness or who has
870 experienced homelessness.

871 (e) The commissioner shall exclude from the program any owner of a
872 residential dwelling unit determined by the commissioner to be in
873 violation of chapter 830 of the general statutes.

874 (f) The commissioner shall seek to expend the funds appropriated to
875 the Department of Energy and Environmental Protection for the pilot
876 program equally on an annual basis for the term of the pilot program.

877 (g) On or before October 1, 2027, the commissioner shall file a report,
878 in accordance with the provisions of section 11-4a of the general statutes,
879 with the joint standing committee of the General Assembly having
880 cognizance of matters relating to housing (1) analyzing the success of
881 the pilot program, and (2) recommending whether a permanent
882 program should be established in the state and, if so, any proposed
883 legislation for such program.

884 (h) The pilot program established pursuant to this section shall
885 terminate on September 30, 2028.

886 Sec. 18. (*Effective from passage*) The Commissioner of Housing shall,
887 within available appropriations, establish a pilot program to provide
888 temporary housing for (1) persons experiencing homelessness, or (2)
889 veterans who need respite care. Such program shall be implemented in

890 not fewer than three municipalities, each with a population of not less
891 than seventy-five thousand, and shall provide not fewer than twenty
892 housing units for eligible persons who need respite care because they
893 are recovering from injury or illness. The commissioner shall establish
894 eligibility criteria for persons eligible to participate in the pilot program.
895 The commissioner may contract with one or more nonprofit
896 organizations to administer the program. Not later than January 1, 2025,
897 the commissioner shall submit a report on the pilot program, in
898 accordance with the provisions of section 11-4a of the general statutes,
899 to the joint standing committee of the General Assembly having
900 cognizance of matters relating to housing. The pilot program shall
901 terminate on January 1, 2025.

902 Sec. 19. (*Effective from passage*) (a) There is established a task force to
903 study the potential growth of affordable housing in the state through
904 the conversion of underutilized commercial and retail properties,
905 including, but not limited to, shopping malls, hotels and warehouses,
906 into such housing.

907 (b) The task force shall consist of the following members:

908 (1) Two appointed by the speaker of the House of Representatives,
909 one of whom represents an affordable housing advocacy organization;

910 (2) Two appointed by the president pro tempore of the Senate, one of
911 whom represents a community development corporation;

912 (3) One appointed by the majority leader of the House of
913 Representatives;

914 (4) One appointed by the majority leader of the Senate;

915 (5) One appointed by the minority leader of the House of
916 Representatives, who represents retail or commercial property owners;

917 (6) One appointed by the minority leader of the Senate, who
918 represents a local chamber of commerce;

919 (7) The Commissioner of Housing, or the commissioner's designee;
920 and

921 (8) The Commissioner of Economic and Community Development,
922 or the commissioner's designee.

923 (c) Any member of the task force appointed under subdivision (1),
924 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member
925 of the General Assembly.

926 (d) All initial appointments to the task force shall be made not later
927 than thirty days after the effective date of this section. Any vacancy shall
928 be filled by the appointing authority.

929 (e) The speaker of the House of Representatives and the president pro
930 tempore of the Senate shall select the chairpersons of the task force from
931 among the members of the task force. Such chairpersons shall schedule
932 the first meeting of the task force, which shall be held not later than sixty
933 days after the effective date of this section.

934 (f) The administrative staff of the joint standing committee of the
935 General Assembly having cognizance of matters relating to housing
936 shall serve as administrative staff of the task force.

937 (g) Not later than January 1, 2024, the task force shall submit a report
938 on its findings and recommendations to the joint standing committee of
939 the General Assembly having cognizance of matters relating to housing,
940 in accordance with the provisions of section 11-4a of the general statutes.
941 The task force shall terminate on the date that it submits such report or
942 January 1, 2024, whichever is later.

943 Sec. 20. (*Effective July 1, 2023*) The sum of six hundred million dollars
944 is appropriated to the Department of Energy and Environmental
945 Protection from the General Fund, for the fiscal year ending June 30,
946 2024, for providing grants for retrofitting projects for multifamily
947 residences pursuant to the pilot program established under section 17
948 of this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	47a-23
Sec. 2	<i>October 1, 2023</i>	47a-42
Sec. 3	<i>October 1, 2023</i>	New section
Sec. 4	<i>October 1, 2023</i>	47a-4(a)
Sec. 5	<i>October 1, 2023</i>	47a-15a
Sec. 6	<i>October 1, 2023</i>	47a-6a(a) and (b)
Sec. 7	<i>October 1, 2023</i>	New section
Sec. 8	<i>October 1, 2023</i>	47a-58
Sec. 9	<i>October 1, 2023</i>	New section
Sec. 10	<i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i>	12-63b
Sec. 11	<i>October 1, 2023</i>	8-395
Sec. 12	<i>October 1, 2023</i>	29-263
Sec. 13	<i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i>	New section
Sec. 14	<i>October 1, 2023</i>	New section
Sec. 15	<i>October 1, 2023</i>	New section
Sec. 16	<i>from passage</i>	New section
Sec. 17	<i>October 1, 2023</i>	New section
Sec. 18	<i>from passage</i>	New section
Sec. 19	<i>from passage</i>	New section
Sec. 20	<i>July 1, 2023</i>	New section

HSG *Joint Favorable Subst.*

APP *Joint Favorable*