



General Assembly

Amendment

January Session, 2023

LCO No. 9715



Offered by:

REP. RITTER M., 1st Dist.
SEN. LOONEY, 11th Dist.
REP. ROJAS, 9th Dist.
SEN. DUFF, 25th Dist.

REP. LUXENBERG, 12th Dist.
SEN. MOORE, 22nd Dist.
REP. KAVROS DEGRAW, 17th Dist.
SEN. RAHMAN, 4th Dist.

To: Subst. Senate Bill No. 998

File No. 427

Cal. No. 584

"AN ACT ESTABLISHING A TAX ABATEMENT FOR CERTAIN CONSERVATION EASEMENTS."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Subparagraph (A) of subdivision (7) of subsection (c) of
4 section 7-148 of the general statutes is repealed and the following is
5 substituted in lieu thereof (*Effective October 1, 2023*):

6 (7) (A) (i) Make rules relating to the maintenance of safe and sanitary
7 housing and prescribe civil penalties for the violation of such rules
8 against an owner of rental property not to exceed two thousand dollars
9 per violation, provided if multiple violations are discovered on the same
10 date, such violations shall be enforced as one violation, and any such
11 owner assessed a civil penalty pursuant to this subparagraph shall have
12 a right of appeal to the legislative body of the municipality, or to the

13 board of selectmen in a municipality where the legislative body is a
14 town meeting, upon the grounds that such violation was proximately
15 caused by a tenant's reckless or wilful act;

16 (ii) Regulate the mode of using any buildings when such regulations
17 seem expedient for the purpose of promoting the safety, health, morals
18 and general welfare of the inhabitants of the municipality;

19 (iii) Regulate and prohibit the moving of buildings upon or through
20 the streets or other public places of the municipality, and cause the
21 removal and demolition of unsafe buildings and structures;

22 (iv) Regulate and provide for the licensing of parked trailers when
23 located off the public highways, and trailer parks or mobile
24 manufactured home parks, except as otherwise provided by special act
25 and except where there exists a local zoning commission so empowered;

26 (v) Establish lines beyond which no buildings, steps, stoop, veranda,
27 billboard, advertising sign or device or other structure or obstruction
28 may be erected;

29 (vi) Regulate and prohibit the placing, erecting or keeping of signs,
30 awnings or other things upon or over the sidewalks, streets and other
31 public places of the municipality;

32 (vii) Regulate plumbing and house drainage;

33 (viii) Prohibit or regulate the construction of dwellings, apartments,
34 boarding houses, hotels, commercial buildings, youth camps or
35 commercial camps and commercial camping facilities in such
36 municipality unless the sewerage facilities have been approved by the
37 authorized officials of the municipality;

38 Sec. 502. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
39 "walk-through" means a joint physical inspection of the dwelling unit
40 by the landlord and the tenant, or their designees, for the purpose of
41 noting and listing any observed conditions within the dwelling unit. On
42 and after January 1, 2024, upon or after the entry into a rental agreement

43 but prior to the tenant's occupancy of a dwelling unit, a landlord shall
44 offer such tenant the opportunity to conduct a walk-through of the
45 dwelling unit. If the tenant requests such a walk-through, the landlord
46 and tenant, or their designees, shall use a copy of the preoccupancy
47 walk-through checklist prepared by the Commissioner of Housing
48 under subsection (c) of this section. The landlord and the tenant, or their
49 designees, shall specifically note on the walk-through checklist any
50 existing conditions, defects or damages to the dwelling unit present at
51 the time of the walk-through. After the walk-through, the landlord and
52 the tenant, or their designees, shall sign duplicate copies of the walk-
53 through checklist and each shall receive a copy.

54 (b) Upon the tenant's vacating of the dwelling unit, the landlord may
55 not retain any part of the security deposit collected under chapter 831 of
56 the general statutes or seek payment from the tenant for any condition,
57 defect or damage that was noted in the preoccupancy walk-through
58 checklist. Such walk-through checklist shall be admissible, subject to the
59 rules of evidence, but shall not be conclusive, as evidence of the
60 condition of the dwelling unit at the beginning of a tenant's occupancy
61 in any administrative or judicial proceeding.

62 (c) Not later than December 1, 2023, the Commissioner of Housing
63 shall (1) prepare a standardized preoccupancy walk-through checklist
64 for any landlord and tenant to use to document the condition of any
65 dwelling unit during a preoccupancy walk-through under subsection
66 (a) of this section, and (2) make such checklist available on the
67 Department of Housing's Internet web site.

68 (d) The provisions of this section shall not apply to any tenancy under
69 a rental agreement entered into prior to January 1, 2024.

70 Sec. 503. Section 47a-1 of the general statutes is repealed and the
71 following is substituted in lieu thereof (*Effective October 1, 2023*):

72 As used in this chapter, [and] sections 47a-21, 47a-23 to 47a-23c,
73 inclusive, as amended by this act, 47a-26a to 47a-26g, inclusive, 47a-35
74 to 47a-35b, inclusive, 47a-41a, 47a-43, [and] 47a-46 and [section] 47a-7b

75 and sections 502 and 504 of this act:

76 (a) "Action" includes recoupment, counterclaim, set-off, cause of
77 action and any other proceeding in which rights are determined,
78 including an action for possession.

79 (b) "Building and housing codes" include any law, ordinance or
80 governmental regulation concerning fitness for habitation or the
81 construction, maintenance, operation, occupancy, use or appearance of
82 any premises or dwelling unit.

83 (c) "Dwelling unit" means any house or building, or portion thereof,
84 which is occupied, is designed to be occupied, or is rented, leased or
85 hired out to be occupied, as a home or residence of one or more persons.

86 (d) "Landlord" means the owner, lessor or sublessor of the dwelling
87 unit, the building of which it is a part or the premises.

88 (e) "Owner" means one or more persons, jointly or severally, in whom
89 is vested (1) all or part of the legal title to property, or (2) all or part of
90 the beneficial ownership and a right to present use and enjoyment of the
91 premises and includes a mortgagee in possession.

92 (f) "Person" means an individual, corporation, limited liability
93 company, the state or any political subdivision thereof, or agency,
94 business trust, estate, trust, partnership or association, two or more
95 persons having a joint or common interest, and any other legal or
96 commercial entity.

97 (g) "Premises" means a dwelling unit and the structure of which it is
98 a part and facilities and appurtenances therein and grounds, areas and
99 facilities held out for the use of tenants generally or whose use is
100 promised to the tenant.

101 (h) "Rent" means all periodic payments to be made to the landlord
102 under the rental agreement.

103 (i) "Rental agreement" means all agreements, written or oral, and

104 valid rules and regulations adopted under section 47a-9 or subsection
105 (d) of section 21-70 embodying the terms and conditions concerning the
106 use and occupancy of a dwelling unit or premises.

107 (j) "Roomer" means a person occupying a dwelling unit, which unit
108 does not include a refrigerator, stove, kitchen sink, toilet and shower or
109 bathtub and one or more of these facilities are used in common by other
110 occupants in the structure.

111 (k) "Single-family residence" means a structure maintained and used
112 as a single dwelling unit. Notwithstanding that a dwelling unit shares
113 one or more walls with another dwelling unit or has a common parking
114 facility, it is a single-family residence if it has direct access to a street or
115 thoroughfare and does not share heating facilities, hot water equipment
116 or any other essential facility or service with any other dwelling unit.

117 (l) "Tenant" means the lessee, sublessee or person entitled under a
118 rental agreement to occupy a dwelling unit or premises to the exclusion
119 of others or as is otherwise defined by law.

120 (m) "Tenement house" means any house or building, or portion
121 thereof, which is rented, leased or hired out to be occupied, or is
122 arranged or designed to be occupied, or is occupied, as the home or
123 residence of three or more families, living independently of each other,
124 and doing their cooking upon the premises, and having a common right
125 in the halls, stairways or yards.

126 Sec. 504. (NEW) (*Effective October 1, 2023*) (a) As used in this section,
127 "tenant screening report" means a credit report, a criminal background
128 report, an employment history report, a rental history report or any
129 combination thereof, used by a landlord to determine the suitability of
130 a prospective tenant.

131 (b) No landlord may demand from a prospective tenant any
132 payment, fee or charge for the processing, review or acceptance of any
133 rental application, or demand any other payment, fee or charge before
134 or at the beginning of the tenancy, except a security deposit pursuant to

135 section 47a-21 of the general statutes, as amended by this act, advance
136 payment for the first month's rent or a deposit for a key or any special
137 equipment, or a fee for a tenant screening report as provided in
138 subsection (c) of this section. No landlord may charge a tenant a move-
139 in or move-out fee.

140 (c) On and after October 1, 2023, a landlord may charge a fee not
141 exceeding fifty dollars plus an adjustment reflecting any increase in the
142 consumer price index for urban consumers, as determined by the
143 Commissioner of Housing on an annual basis, for a tenant screening
144 report concerning a prospective tenant.

145 (d) A landlord that charges a fee for a tenant screening report
146 concerning a prospective tenant shall provide the prospective tenant
147 with (1) a copy of the tenant screening report or, if the landlord is
148 prohibited from providing such a copy, information concerning such
149 report that would allow such tenant to request a copy of such report
150 from the service provider that produced such report, and (2) a copy of
151 the receipt or invoice from the entity conducting the tenant screening
152 report concerning the prospective tenant.

153 Sec. 505. Subsection (a) of section 47a-4 of the general statutes is
154 repealed and the following is substituted in lieu thereof (*Effective October*
155 *1, 2023*):

156 (a) A rental agreement shall not provide that the tenant: (1) Agrees to
157 waive or forfeit rights or remedies under this chapter and sections 47a-
158 21, as amended by this act, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-
159 26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46,
160 or under any section of the general statutes or any municipal ordinance
161 unless such section or ordinance expressly states that such rights may
162 be waived; (2) authorizes the landlord to confess judgment on a claim
163 arising out of the rental agreement; (3) agrees to the exculpation or
164 limitation of any liability of the landlord arising under law or to
165 indemnify the landlord for that liability or the costs connected
166 therewith; (4) agrees to waive his right to the interest on the security

167 deposit pursuant to section 47a-21, as amended by this act; (5) agrees to
168 permit the landlord to dispossess him without resort to court order; (6)
169 consents to the distraint of his property for rent; (7) agrees to pay the
170 landlord's attorney's fees in excess of fifteen per cent of any judgment
171 against the tenant in any action in which money damages are awarded;
172 (8) agrees to pay a late charge prior to the expiration of the grace period
173 set forth in section 47a-15a, as amended by this act, or to pay rent in a
174 reduced amount if such rent is paid prior to the expiration of such grace
175 period; (9) agrees to pay a late charge on rent payments made
176 subsequent to such grace period in an amount exceeding the amounts
177 set forth in section 47a-15a, as amended by this act; or [(9)] (10) agrees
178 to pay a heat or utilities surcharge if heat or utilities is included in the
179 rental agreement.

180 Sec. 506. Section 47a-15a of the general statutes is repealed and the
181 following is substituted in lieu thereof (*Effective October 1, 2023*):

182 (a) If rent is unpaid when due and the tenant fails to pay rent within
183 nine days thereafter or, in the case of a one-week tenancy, within four
184 days thereafter, the landlord may terminate the rental agreement in
185 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive.
186 For purposes of this section, "grace period" means the nine-day or four-
187 day time periods identified in this subsection, as applicable.

188 (b) If a rental agreement contains a valid written agreement to pay a
189 late charge in accordance with subsection (a) of section 47a-4, as
190 amended by this act, a landlord may assess a tenant such a late charge
191 on a rent payment made subsequent to the grace period in accordance
192 with this section. Such late charge may not exceed the lesser of (1) five
193 dollars per day, up to a maximum of fifty dollars, or (2) five per cent of
194 the delinquent rent payment or, in the case of a rental agreement paid
195 in whole or in part by a governmental or charitable entity, five per cent
196 of the tenant's share of the delinquent rent payment. The landlord may
197 not assess more than one late charge upon a delinquent rent payment,
198 regardless of how long the rent remains unpaid.

199 Sec. 507. Section 8-339 of the general statutes is repealed and the
200 following is substituted in lieu thereof (*Effective July 1, 2023*):

201 (a) The Commissioner of Housing shall establish, within available
202 appropriations, and administer a security deposit guarantee program
203 for [persons who (1) (A) are recipients of temporary family assistance,
204 aid under the state supplement program, or state-administered general
205 assistance, or (B) have a documented showing of financial need, and (2)
206 (A) are residing in emergency shelters or other emergency housing,
207 cannot remain in permanent housing due to any reason specified in
208 subsection (a) of section 17b-808, or are] (1) any individual or family
209 whose income is sixty per cent or less of the median income of the state,
210 adjusted for family size, as determined by the United States Department
211 of Housing and Urban Development and who have a documented
212 financial need as determined by the commissioner, (2) any individual
213 who is served a writ, summons and complaint in a summary process
214 action instituted pursuant to chapter 832, or [(B) have] (3) any individual
215 who receives a certificate or voucher from a rental assistance program
216 or federal [Section 8] Housing Choice Voucher program. Under the
217 security deposit guarantee program, the [Commissioner of Housing]
218 commissioner may provide security deposit guarantees for use by
219 [such] persons who are eligible pursuant to this subsection in lieu of a
220 security deposit on a rental dwelling unit. Eligible persons may receive
221 a security deposit guarantee in an amount not to exceed the equivalent
222 of two months' rent on such rental unit. No person may apply for and
223 receive a security deposit guarantee more than once in any [eighteen-
224 month] twenty-four-month period without the express authorization of
225 the [Commissioner of Housing] commissioner, except as provided in
226 subsection (b) of this section. The [Commissioner of Housing]
227 commissioner may deny eligibility for the [security deposit guarantee]
228 program to an applicant for whom the commissioner has paid [two] one
229 or more claims by landlords. The [Commissioner of Housing]
230 commissioner shall prioritize the provision of security deposit
231 guarantees to eligible veterans and may establish priorities for
232 providing security deposit guarantees to other eligible persons

233 described in [subparagraphs (A) and (B) of subdivision (2)] subdivisions
234 (1) to (3), inclusive, of this subsection in order to administer the program
235 within available appropriations.

236 (b) In the case of any person who qualifies for a guarantee, the
237 [Commissioner of Housing] commissioner, or any local or regional
238 nonprofit corporation or social service organization under contract with
239 the Department of Housing to assist in the administration of the
240 [security deposit guarantee] program established pursuant to
241 subsection (a) of this section, may execute a written agreement to pay
242 the landlord for any damages suffered by the landlord due to the
243 tenant's failure to comply with such tenant's obligations, as defined in
244 section 47a-21, as amended by this act, provided the amount of any such
245 payment shall not exceed the amount of the requested security deposit.
246 Notwithstanding the provisions of subsection (a) of this section, if a
247 person who has previously received a grant for a security deposit or a
248 security deposit guarantee becomes eligible for a subsequent security
249 deposit guarantee within [~~eighteen~~] twenty-four months after a claim
250 has been paid on a prior security deposit guarantee, such person may
251 receive a security deposit guarantee. The amount of the subsequent
252 security deposit guarantee for which such person would otherwise have
253 been eligible shall be reduced by (1) any amount of a previous grant
254 which has not been returned to the department pursuant to section 47a-
255 21, as amended by this act, or (2) the amount of any payment made to
256 the landlord for damages pursuant to this subsection.

257 (c) Any payment made pursuant to this section to any person
258 receiving temporary family assistance, aid under the state supplement
259 program or state-administered general assistance shall not be deducted
260 from the amount of assistance to which the recipient would otherwise
261 be entitled.

262 (d) On and after July 1, 2000, no special need or special benefit
263 payments shall be made by the commissioner for security deposits from
264 the temporary family assistance, state supplement, or state-
265 administered general assistance programs.

266 (e) The [Commissioner of Housing] commissioner may, within
267 available appropriations, on a case-by-case basis, provide a security
268 deposit grant to a person eligible for the [security deposit guarantee]
269 program established under subsection (a) of this section, in an amount
270 not to exceed the equivalent of one month's rent on such rental unit,
271 provided the commissioner determines that emergency circumstances
272 exist which threaten the health, safety or welfare of a child who resides
273 with such person. Such person shall not be eligible for more than one
274 such grant without the authorization of said commissioner. Nothing in
275 this section shall preclude the approval of such one-month security
276 deposit grant in conjunction with a one-month security deposit
277 guarantee.

278 (f) The [Commissioner of Housing] commissioner may provide a
279 security deposit grant to a person receiving such grant through any local
280 or regional nonprofit corporation or social service organization under
281 an existing contract with the Department of Housing to assist in the
282 administration of the security deposit program. [but in no event shall
283 a payment be authorized after October 1, 2000.] Nothing in this section
284 shall preclude the commissioner from entering into a contract with one
285 or more local or regional nonprofit corporations or social service
286 organizations for the purpose of issuing security deposit guarantees.

287 (g) A landlord may submit a claim for damages not later than [forty-
288 five] twenty days after the date of termination of the tenancy. Payment
289 shall be made only for a claim that includes receipts for repairs made.
290 No claim shall be paid for an apartment from which a tenant vacated
291 because substandard conditions made the apartment uninhabitable, as
292 determined by a local, state or federal regulatory agency.

293 (h) Any person with income exceeding one hundred fifty per cent of
294 the federal poverty level, who is found eligible to receive a security
295 deposit guarantee under this section and for whom the commissioner
296 has paid a claim by a landlord, shall contribute [five] fifty per cent of
297 one month's rent to the payment of the security deposit. The
298 commissioner may waive such payment for good cause.

299 (i) The [Commissioner of Housing] commissioner shall adopt
300 regulations, in accordance with the provisions of chapter 54, to
301 administer the program established pursuant to this section and to set
302 eligibility criteria for the program, but may implement the program
303 while in the process of adopting such regulations provided notice of
304 intent to adopt the regulations is published [in the Connecticut Law
305 Journal within] on the eRegulations System not later than twenty days
306 after implementation.

307 Sec. 508. Section 47a-23c of the general statutes is repealed and the
308 following is substituted in lieu thereof (*Effective October 1, 2023*):

309 (a) (1) Except as provided in subdivision (2) of this subsection, this
310 section applies to any tenant who resides in a building or complex
311 consisting of five or more separate dwelling units or who resides in a
312 mobile manufactured home park and who is either: (A) Sixty-two years
313 of age or older, or whose spouse, sibling, parent or grandparent is sixty-
314 two years of age or older and permanently resides with that tenant, or
315 (B) a person with a physical or mental disability, as defined in
316 subdivision [(8)] (12) of section 46a-64b, or whose spouse, sibling, child,
317 parent or grandparent is a person with a physical or mental disability
318 who permanently resides with that tenant, but only if such disability can
319 be expected to result in death or to last for a continuous period of at least
320 twelve months.

321 (2) With respect to tenants in common interest communities, this
322 section applies only to (A) a conversion tenant, as defined in subsection
323 (3) of section 47-283, who (i) is described in subdivision (1) of this
324 subsection, or (ii) is not described in subdivision (1) of this subsection
325 but, during a transition period, as defined in subsection (4) of section 47-
326 283, is residing in a conversion condominium created after May 6, 1980,
327 or in any other conversion common interest community created after
328 December 31, 1982, or (iii) is not described in subdivision (1) of this
329 subsection but is otherwise protected as a conversion tenant by public
330 act 80-370, and (B) a tenant who is not a conversion tenant but who is
331 described in subdivision (1) of this subsection if his landlord owns five

332 or more dwelling units in the common interest community in which the
333 dwelling unit is located.

334 (3) As used in this section, "tenant" includes each resident of a mobile
335 manufactured home park, as defined in section 21-64, including a
336 resident who owns his own home, "landlord" includes a "licensee" and
337 an "owner" of a mobile manufactured home park, as defined in section
338 21-64, "complex" means two or more buildings on the same or
339 contiguous parcels of real property under the same ownership, and
340 "mobile manufactured home park" means a parcel of real property, or
341 contiguous parcels of real property under the same ownership, upon
342 which five or more mobile manufactured homes occupied for
343 residential purposes are located.

344 (b) (1) No landlord may bring an action of summary process or other
345 action to dispossess a tenant described in subsection (a) of this section
346 except for one or more of the following reasons: (A) Nonpayment of
347 rent; (B) refusal to agree to a fair and equitable rent increase, as defined
348 in subsection (c) of this section; (C) material noncompliance with section
349 47a-11 or subsection (b) of section 21-82, which materially affects the
350 health and safety of the other tenants or which materially affects the
351 physical condition of the premises; (D) voiding of the rental agreement
352 pursuant to section 47a-31, or material noncompliance with the rental
353 agreement; (E) material noncompliance with the rules and regulations
354 of the landlord adopted in accordance with section 47a-9 or 21-70; (F)
355 permanent removal by the landlord of the dwelling unit of such tenant
356 from the housing market; or (G) bona fide intention by the landlord to
357 use such dwelling unit as his principal residence.

358 (2) The ground stated in subparagraph (G) of subdivision (1) of this
359 subsection is not available to the owner of a dwelling unit in a common
360 interest community occupied by a conversion tenant.

361 (3) A tenant may not be dispossessed for a reason described in
362 subparagraph (B), (F) or (G) of subdivision (1) of this subsection during
363 the term of any existing rental agreement.

364 (c) (1) The rent of a tenant protected by this section may be increased
365 only to the extent that such increase is fair and equitable, based on the
366 criteria set forth in section 7-148c.

367 (2) Any such tenant aggrieved by a rent increase or proposed rent
368 increase may file a complaint with the fair rent commission, if any, for
369 the town, city or borough where his dwelling unit or mobile
370 manufactured home park lot is located; or, if no such fair rent
371 commission exists, may bring an action in the Superior Court to contest
372 the increase. In any such court proceeding, the court shall determine
373 whether the rent increase is fair and equitable, based on the criteria set
374 forth in section 7-148c.

375 (d) A landlord, to determine whether a tenant is a protected tenant,
376 as described in subdivision (1) of subsection (a) of this section, may
377 request proof of such protected status. On such request, any tenant
378 claiming protection shall provide proof of the protected status within
379 thirty days. The proof shall include a statement of a physician or an
380 advanced practice registered nurse in the case of alleged blindness or
381 other physical disability.

382 (e) (1) On and after January 1, 2024, whenever a dwelling unit located
383 in a building or complex consisting of five or more separate dwelling
384 units or in a mobile manufactured home park is rented to, or a rental
385 agreement is entered into or renewed with, a tenant, the landlord of
386 such dwelling unit or such landlord's agent shall provide such tenant
387 with written notice of the provisions of subsections (b) and (c) of this
388 section in a form as described in subdivision (2) of this subsection.

389 (2) Not later than December 1, 2023, the Commissioner of Housing
390 shall create a notice to be used by landlords, pursuant to subdivision (1)
391 of this subsection, to inform tenants of the rights provided to protected
392 tenants under subsections (b) and (c) of this section. Such notice shall be
393 a one-page, plain-language summary of such rights and shall be
394 available in both English and Spanish. Not later than December 1, 2023,
395 such notice shall be posted on the Department of Housing's Internet web

396 site.

397 (3) Not later than December 1, 2028, the commissioner shall (A)
398 translate the notice required under subdivision (2) of this subsection
399 into the five most commonly spoken languages in the state, as
400 determined by the commissioner, and (B) post such translations on the
401 Department of Housing's Internet web site not later than December 1,
402 2028.

403 Sec. 509. Subsection (a) of section 8-41 of the general statutes is
404 repealed and the following is substituted in lieu thereof (*Effective October*
405 *1, 2023*):

406 (a) For purposes of this section, a "tenant of the authority" means a
407 tenant who lives in housing owned or managed by a housing authority
408 or who is receiving housing assistance in a housing program directly
409 administered by such authority. When the governing body of a
410 municipality other than a town adopts a resolution as described in
411 section 8-40, it shall promptly notify the chief executive officer of such
412 adoption. Upon receiving such notice, the chief executive officer shall
413 appoint five persons who are residents of [said] such municipality as
414 commissioners of the authority, except that the chief executive officer
415 may appoint two additional persons who are residents of the
416 municipality if (1) the authority operates more than three thousand
417 units, or (2) upon the appointment of a tenant commissioner pursuant
418 to subsection (c) of this section, the additional appointments are
419 necessary to achieve compliance with 24 CFR 964.415 or section 9-167a.
420 If the governing body of a town adopts such a resolution, such body
421 shall appoint five persons who are residents of [said] such town as
422 commissioners of the authority created for such town, except that such
423 body may appoint two additional persons who are residents of the town
424 if, upon the appointment of a tenant commissioner pursuant to
425 subsection (c) of this section, the additional appointments are necessary
426 to achieve compliance with 24 CFR 964.415 or section 9-167a. The
427 commissioners who are first so appointed shall be designated to serve
428 for a term of either one, two, three, four or five years, except that if the

429 authority has five members, the terms of not more than one member
430 shall expire in the same year. Terms shall commence on the first day of
431 the month next succeeding the date of their appointment, and annually
432 thereafter a commissioner shall be appointed to serve for five years
433 except that any vacancy which may occur because of a change of
434 residence by a commissioner, removal of a commissioner, resignation or
435 death shall be filled for the unexpired portion of the term. If a governing
436 body increases the membership of the authority on or after July 1, 1995,
437 such governing body shall, by resolution, provide for a term of five
438 years for each such additional member. The term of the chairman shall
439 be three years. At least one of such commissioners of an authority
440 having five members, and at least two of such commissioners of an
441 authority having more than five members, shall be a tenant or tenants
442 of the authority selected pursuant to subsection (c) of this section. If, on
443 October 1, 1979, a municipality has adopted a resolution as described in
444 section 8-40, but has no tenants serving as commissioners, the chief
445 executive officer of a municipality other than a town or the governing
446 body of a town shall appoint a tenant who meets the qualifications set
447 out in this section as a commissioner of such authority when the next
448 vacancy occurs. No commissioner of an authority may hold any public
449 office in the municipality for which the authority is created. A
450 commissioner shall hold office until [said] such commissioner's
451 successor is appointed and has qualified. Not later than January 1, 2024,
452 each commissioner who is serving on said date and, thereafter, upon
453 appointment, each newly appointed commissioner who is not a
454 reappointed commissioner, shall participate in a training for housing
455 authority commissioners provided by an industry-recognized training
456 provider. A certificate of the appointment or reappointment of any
457 commissioner shall be filed with the clerk and shall be conclusive
458 evidence of the legal appointment of such commissioner, after said
459 commissioner has taken an oath in the form prescribed in the first
460 paragraph of section 1-25. The powers of each authority shall be vested
461 in the commissioners thereof. Three commissioners shall constitute a
462 quorum if the authority consists of five commissioners. Four
463 commissioners shall constitute a quorum if the authority consists of

464 more than five commissioners. Action may be taken by the authority
465 upon a vote of not less than a majority of the commissioners present []
466 unless the bylaws of the authority require a larger number. The chief
467 executive officer, or, in the case of an authority for a town, the governing
468 body of the town, shall designate which of the commissioners shall be
469 the first chairman, but when the office of chairman of the authority
470 becomes vacant, the authority shall select a chairman from among its
471 commissioners. An authority shall select from among its commissioners
472 a vice chairman, and it may employ a secretary, who shall be executive
473 director, and technical experts and such other officers, agents and
474 employees, permanent and temporary, as it requires, and shall
475 determine their qualifications, duties and compensation, provided, in
476 municipalities having a civil service law, all appointments and
477 promotions, except the employment of the secretary, shall be based on
478 examinations given and lists prepared under such law, and, except so
479 far as may be inconsistent with the terms of this chapter, such civil
480 service law and regulations adopted thereunder shall apply to such
481 housing authority and its personnel. For such legal services as it
482 requires, an authority may employ its own counsel and legal staff. An
483 authority may delegate any of its powers and duties to one or more of
484 its agents or employees. A commissioner, or any employee of the
485 authority who handles its funds, shall be required to furnish an
486 adequate bond. The commissioners shall serve without compensation,
487 but shall be entitled to reimbursement for their actual and necessary
488 expenses incurred in the performance of their official duties.

489 Sec. 510. Section 8-68f of the general statutes is repealed and the
490 following is substituted in lieu thereof (*Effective October 1, 2023*):

491 Each housing authority [which] that receives financial assistance
492 under any state housing program, and the Connecticut Housing Finance
493 Authority or its subsidiary when said authority or subsidiary is the
494 successor owner of housing previously owned by a housing authority
495 under part II or part VI of this chapter, shall, for housing which it owns
496 and operates, (1) provide each of its tenants with a written lease, (2)
497 provide each of its tenants, at the time the tenant signs an initial lease

498 and annually thereafter, with contact information for the management
499 of the housing authority, the local health department and the
500 Commission on Human Rights and Opportunities, and a copy of the
501 guidance concerning the rights and responsibilities of landlords and
502 tenants that is posted on the Internet web site of the judicial branch, (3)
503 adopt a procedure for hearing tenant complaints and grievances, [(3)]
504 (4) adopt procedures for soliciting tenant comment on proposed
505 changes in housing authority policies and procedures, including
506 changes to its lease and to its admission and occupancy policies, and
507 [(4)] (5) encourage tenant participation in the housing authority's
508 operation of state housing programs, including, where appropriate, the
509 facilitation of tenant participation in the management of housing
510 projects. If such housing authority or the Connecticut Housing Finance
511 Authority or its subsidiary operates both a federal and a state-assisted
512 housing program, it shall use the same procedure for hearing tenant
513 grievances in both programs. The Commissioner of Housing shall adopt
514 regulations, in accordance with the provisions of chapter 54, to establish
515 uniform minimum standards for the requirements in this section.

516 Sec. 511. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of
517 Housing shall, within existing appropriations, develop standardized
518 rental agreement forms that may be used by landlords and tenants in
519 the state. Such forms shall contain the essential terms of a rental
520 agreement between any landlord and any tenant, be designed to be
521 easily read and understood and include plain language explanations of
522 all terms and conditions of the agreement, including, but not limited to,
523 rent, fees, deposits and other charges. The commissioner shall make
524 such forms available in both English and Spanish and shall post such
525 forms on the Department of Housing's Internet web site not later than
526 July 1, 2024, and shall revise such forms from time to time, at the
527 commissioner's discretion.

528 (b) Not later than December 1, 2028, the commissioner shall (1)
529 translate the forms developed pursuant to subsection (a) of this section
530 into the five most commonly spoken languages in the state, as
531 determined by the commissioner, and (2) post such translations on the

532 Department of Housing's Internet web site not later than December 1,
533 2028.

534 Sec. 512. Section 47a-58 of the general statutes is repealed and the
535 following is substituted in lieu thereof (*Effective October 1, 2023*):

536 (a) Any enforcing agency may issue a notice of violation to any
537 person who violates any provision of this chapter or a provision of a
538 local housing code. If an enforcing agency issues an order to a registrant,
539 such order may be delivered in accordance with section 7-148ii,
540 provided nothing in this section shall preclude an enforcing agency
541 from providing notice in another manner permitted by applicable law.
542 Such notice shall specify each violation and specify the last day by which
543 such violation shall be corrected. The date specified shall not be less than
544 three weeks from the date of mailing of such notice, provided that in the
545 case of a condition, which in the judgment of the enforcing agency is or
546 in its effect is dangerous or detrimental to life or health, the date
547 specified shall not be more than five days from the date of mailing of
548 such notice. The enforcing agency may postpone the last day by which
549 a violation shall be corrected upon a showing by the owner or other
550 responsible person that he has begun to correct the violation but that
551 full correction of the violation cannot be completed within the time
552 provided because of technical difficulties, inability to obtain necessary
553 materials or labor or inability to gain access to the dwelling unit wherein
554 the violation exists.

555 (b) When the owner or other responsible person has corrected such
556 violation, the owner or other responsible person shall promptly, but not
557 later than two weeks after such correction, report to the enforcing
558 agency in writing, indicating the date when each violation was
559 corrected. It shall be presumed that the violation was corrected on the
560 date so indicated, unless a subsequent inspection by the enforcing
561 agency again reveals the existence of the condition giving rise to the
562 earlier notice of violation.

563 (c) Any person who fails to correct any violation prior to the date set

564 forth in the notice of violation shall be subject to a cumulative civil
565 penalty of five dollars per day for each violation from the date set for
566 correction in the notice of violation to the date such violation is
567 corrected, except that in any case, the penalty shall not exceed one
568 hundred dollars per day and the total penalty shall not exceed seven
569 thousand five hundred dollars. The penalty may be collected by the
570 enforcing agency by action against the owner or other responsible
571 person or by an action against the real property. An action against the
572 owner may be joined with an action against the real property.

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

576 (e) (1) Any penalty imposed by an enforcing agency pursuant to the
577 provisions of subsection (c) of this section, and remaining unpaid for a
578 period of sixty days after its due date, shall constitute a lien upon the
579 real property against which the penalty was imposed, provided a notice
580 of violation is recorded in the land records and indexed in the name of
581 the property owner no later than thirty days after the penalty was
582 imposed.

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

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

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

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

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

600 Sec. 513. Section 8-68d of the general statutes is repealed and the
601 following is substituted in lieu thereof (*Effective October 1, 2023*):

602 Each housing authority shall submit a report to the Commissioner of
603 Housing and the chief executive officer of the municipality in which the
604 authority is located not later than March first, annually. The report shall
605 contain (1) an inventory of all existing housing owned or operated by
606 the authority, including the total number, types and sizes of rental units
607 and the total number of occupancies and vacancies in each housing
608 project or development, and a description of the condition of such
609 housing, (2) a description of any new construction projects being
610 undertaken by the authority and the status of such projects, (3) the
611 number and types of any rental housing sold, leased or transferred
612 during the period of the report which is no longer available for the
613 purpose of low or moderate income rental housing, (4) the results of the
614 authority's annual audit conducted in accordance with section 4-231 if
615 required by said section, and [(4)] (5) such other information as the
616 commissioner may require by regulations adopted in accordance with
617 the provisions of chapter 54.

618 Sec. 514. Subsections (a) and (b) of section 47a-6a of the general
619 statutes are repealed and the following is substituted in lieu thereof
620 (*Effective October 1, 2023*):

621 (a) As used in this section, (1) "address" means a location as described
622 by the full street number, if any, the street name, the city or town, and
623 the state, and not a mailing address such as a post office box, (2)
624 "dwelling unit" means any house or building, or portion thereof, which
625 is rented, leased or hired out to be occupied, or is arranged or designed

626 to be occupied, or is occupied, as the home or residence of one or more
627 persons, living independently of each other, and doing their cooking
628 upon the premises, and having a common right in the halls, stairways
629 or yards, (3) "agent in charge" or "agent" means one who manages real
630 estate, including, but not limited to, the collection of rents and
631 supervision of property, (4) "controlling participant" means an
632 individual [or entity] that exercises day-to-day financial or operational
633 control, and (5) "project-based housing provider" means a property
634 owner who contracts with the United States Department of Housing and
635 Urban Development to provide housing to tenants under the federal
636 Housing Choice Voucher Program, 42 USC 1437f(o).

637 (b) Any municipality may require the nonresident owner or project-
638 based housing provider of occupied or vacant rental real property to
639 [maintain on file in the office of] report to the tax assessor, or other
640 municipal office designated by the municipality, the current residential
641 address of the nonresident owner or project-based housing provider of
642 such property, if the nonresident owner or project-based housing
643 provider is an individual, or the current residential address of the agent
644 in charge of the building, if the nonresident owner or project-based
645 housing provider is a corporation, partnership, trust or other legally
646 recognized entity owning rental real property in the state. [In the case
647 of a] If the nonresident owners or project-based housing [provider, such
648 information] providers are a corporation, partnership, trust or other
649 legally recognized entity owning rental real property in the state, such
650 report shall also include identifying information and the current
651 residential address of each controlling participant associated with the
652 property. [, except that, if such controlling participant is a corporation,
653 partnership, trust or other legally recognized entity, the project-based
654 housing provider shall include the identifying information and the
655 current residential address of an individual who exercises day-to-day
656 financial or operational control of such entity.] If such residential
657 address changes, notice of the new residential address shall be provided
658 by such nonresident owner, project-based housing provider or agent in
659 charge of the building to the office of the tax assessor or other designated

660 municipal office not more than twenty-one days after the date that the
661 address change occurred. If the nonresident owner, project-based
662 housing provider or agent fails to file an address under this section, the
663 address to which the municipality mails property tax bills for the rental
664 real property shall be deemed to be the nonresident owner, project-
665 based housing provider or agent's current address. Such address may
666 be used for compliance with the provisions of subsection (c) of this
667 section.

668 (c) Any report provided to a tax assessor pursuant to subsection (b)
669 of this section on or after October 1, 2023, shall be confidential and shall
670 not be disclosed under chapter 14 of the general statutes.

671 Sec. 515. (NEW) (*Effective October 1, 2023*) (a) There shall be an Office
672 of Responsible Growth within the Intergovernmental Policy Division of
673 the Office of Policy and Management.

674 (b) The Office of Responsible Growth shall be responsible for the
675 following:

676 (1) Collecting, analyzing and disseminating information to assist in
677 the ongoing development of responsible growth goals for the Governor,
678 Continuing Committee on State Planning and Development, state and
679 regional agencies, local governments and the public;

680 (2) Coordinating the development of state agency policy, planning
681 and programming to improve outcomes and make efficient use of state
682 resources and expertise through the development and implementation
683 of the state plan of conservation and development pursuant to chapters
684 297 and 297a of the general statutes;

685 (3) Administering the responsibilities under the Connecticut
686 Environmental Policy Act that have been assigned to the Office of Policy
687 and Management, as set forth in sections 22a-1 to 22a-1h, inclusive, of
688 the general statutes;

689 (4) Facilitating interagency coordination in matters involving land

690 and water resources and infrastructure improvements, among other
691 activities;

692 (5) Facilitating coordination between the state, planning regions and
693 municipalities on matters of development and conservation by serving
694 as a state liaison to regional councils of governments;

695 (6) Providing staff support to boards, committees and other groups
696 deemed appropriate by the Secretary of the Office of Policy and
697 Management, such as the Advisory Commission on Intergovernmental
698 Relations and the State Water Planning Council;

699 (7) Administering grant programs, as deemed appropriate by the
700 secretary, such as responsible growth and transit-oriented development
701 and regional performance incentive grant programs; and

702 (8) Performing other duties as deemed appropriate by the secretary
703 to address current and emerging development and conservation issues.

704 (c) The secretary shall designate a member of the secretary's staff to
705 serve as the State Responsible Growth Coordinator to oversee the Office
706 of Responsible Growth.

707 (d) The Office of Responsible Growth established pursuant to this
708 section shall constitute a successor agency to the office established by
709 Executive Order No. 15 of Governor M. Jodi Rell, in accordance with
710 section 4-38d of the general statutes.

711 Sec. 516. (NEW) (*Effective July 1, 2023*) (a) As used in this section:

712 (1) "Affordable housing unit" means a dwelling unit conveyed by an
713 instrument containing a covenant or restriction that requires such
714 dwelling unit to be sold or rented at or below a price intended to
715 preserve such unit as housing for a low-income household;

716 (2) "Commission", "zoning commission" or "zoning authority" means
717 a zoning commission, planning commission, planning and zoning
718 commission, zoning board of appeals or other municipal agency

719 exercising zoning or planning authority;

720 (3) "Commissioner" means the Commissioner of Housing, unless
721 otherwise specified;

722 (4) "Dwelling unit" means any house or building, or portion thereof,
723 which is occupied, is designed to be occupied, or is rented, leased or
724 hired out to be occupied, as a home or residence of one or more persons;

725 (5) "Median income" is the state median income, as determined by the
726 United States Department of Housing and Urban Development;

727 (6) "Multifamily housing" means a residential building that contains
728 three or more dwelling units;

729 (7) "Municipal fair share allocation" means the portion of the
730 minimum need for affordable housing units in a planning region, as
731 determined pursuant to subsection (b) of this section, that is allocated to
732 a municipality located within such planning region;

733 (8) "Planning region" means a planning region of the state, as defined
734 or redefined by the Secretary of the Office of Policy and Management,
735 or the secretary's designee, under the provisions of section 16a-4a of the
736 general statutes, except the Metropolitan and Western planning regions
737 shall be considered a single planning region; and

738 (9) "Secretary" means the Secretary of the Office of Policy and
739 Management.

740 (b) (1) Not later than December 1, 2024, the secretary, in consultation
741 with the Commissioners of Housing and Economic and Community
742 Development and, as may be determined by the secretary, experts,
743 advocates, state-wide organizations that represent municipalities,
744 organizations with expertise in affordable housing, fair housing and
745 planning and zoning, shall establish a methodology for each
746 municipality's fair share allocation by:

747 (A) Determining the need for affordable housing units in each

748 planning region; and

749 (B) Fairly allocating such need to the municipalities in each planning
750 region considering the duty of the state and municipalities to
751 affirmatively further fair housing pursuant to section 8-2 of the general
752 statutes and 42 USC 3608. Such methodology shall rely on data from the
753 Comprehensive Housing Affordability Strategy data set published by
754 the United States Department of Housing and Urban Development, or
755 from a similar source as may be determined by the secretary.

756 (2) The secretary shall ensure that the fair share allocation
757 methodology:

758 (A) Is designed with due consideration for the duty of the state and
759 each municipality to affirmatively further fair housing in accordance
760 with section 8-2 of the general statutes and 42 USC 3608;

761 (B) Relies on appropriate metrics of the minimum need for affordable
762 housing units in a planning region to ensure adequate housing options,
763 including the number of households whose income is not greater than
764 thirty per cent of the area median income and whose housing costs
765 constitute fifty per cent or more of such household's income;

766 (C) Relies on appropriate factors for fairly allocating such need to
767 each municipality within each planning region, including a
768 municipality's compliance with the requirements of sections 8-2 and 8-
769 23 of the general statutes with regard to promoting housing choice and
770 economic diversity in housing, including housing for both low and
771 moderate income households, and encouraging the development of
772 housing which meets the identified housing needs and the development
773 of housing opportunities, including opportunities for multifamily
774 housing, for all residents of the municipality and the planning region in
775 which the municipality is located;

776 (D) Does not assign a fair share allocation to any municipality with a
777 federal poverty rate of twenty per cent or greater based on data reported
778 in the most recent United States decennial census or similar source; and

779 (E) Increases the municipal fair share allocation of a municipality if
780 such municipality, when compared to other municipalities in the same
781 planning region, has:

782 (i) A greater dollar value of the ratable real and personal property, as
783 reflected by its equalized net grand list, calculated in accordance with
784 the provisions of section 10-261a of the general statutes, for residential,
785 commercial, industrial, public utility and vacant land;

786 (ii) A higher median income, based on data reported in the most
787 recent United States decennial census or similar source;

788 (iii) A lower percentage of its population that is below the federal
789 poverty threshold, based on data reported in such census or similar
790 source; or

791 (iv) A lower percentage of its population that lives in multifamily
792 housing, based on data reported in such census or similar source.

793 (3) (A) Not later than December 1, 2024, the secretary, in consultation
794 with the Commissioners of Housing and Economic and Community
795 Development, shall, using the methodology established pursuant to this
796 subsection, determine the minimum need for affordable housing units
797 for each planning region and a municipal fair share allocation for each
798 municipality within each planning region.

799 (B) No municipal fair share allocation determined pursuant to
800 subparagraph (A) of this subdivision shall exceed twenty per cent of the
801 occupied dwelling units in such municipality.

802 Sec. 517. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of
803 Housing, within available appropriations, and in consultation with the
804 Connecticut Housing Finance Authority and representatives of any
805 public housing authority in the state selected by the commissioner, shall
806 establish a program to encourage and recruit owners of rental real
807 property to accept from prospective tenants any federal Housing Choice
808 Voucher, rental assistance program certificate or payment from any

809 other program administered by the state that provides rental payment
810 subsidies for residential dwellings. Such program may include, but need
811 not be limited to, advertisements, community outreach events and
812 communications to owners of rental real property who utilize other
813 programs concerning such property administered by the state.

814 (b) Not later than October 1, 2024, and annually thereafter, the
815 commissioner shall submit a report concerning (1) the status of the
816 program, including an analysis of the effectiveness of the program in
817 recruiting owners of rental real property to accept vouchers, certificates
818 and any other rental payment subsidies, and (2) the commissioner's
819 recommendations concerning the program to the joint standing
820 committee of the General Assembly having cognizance of matters
821 relating to housing, in accordance with the provisions of section 11-4a
822 of the general statutes.

823 Sec. 518. (*Effective from passage*) (a) The Commissioner of Housing
824 shall, within available appropriations, conduct a study on methods to
825 improve the efficiency of processing applications for the rental
826 assistance program. In conducting the study, the commissioner shall
827 consider the following:

828 (1) An analysis of the current processing time for rental assistance
829 applications, including, but not limited to, relevant inspection timelines;

830 (2) An assessment of the current application process, including any
831 barriers or challenges to applicants or rental real property owners;

832 (3) Recommendations for improving the efficiency of the application
833 process, including the use of technology and alternative processing
834 methods; and

835 (4) An estimate of the cost associated with implementing any
836 recommended improvements.

837 (b) Not later than January 1, 2024, the commissioner shall submit a
838 report on the commissioner's findings and recommendations to the joint

839 standing committee of the General Assembly having cognizance of
840 matters relating to housing, in accordance with the provisions of section
841 11-4a of the general statutes. The report shall include the findings of the
842 commissioner and the commissioner's recommendations for improving
843 the efficiency of processing applications for the rental assistance
844 program.

845 Sec. 519. Section 8-345 of the general statutes is repealed and the
846 following is substituted in lieu thereof (*Effective October 1, 2023*):

847 (a) The Commissioner of Housing shall implement and administer a
848 program of rental assistance for low-income families living in privately-
849 owned rental housing. For the purposes of this section, a low-income
850 family is one whose income does not exceed fifty per cent of the median
851 family income for the area of the state in which such family lives, as
852 determined by the commissioner.

853 (b) Housing eligible for participation in the program shall comply
854 with applicable state and local health, housing, building and safety
855 codes.

856 (c) In addition to an element in which rental assistance certificates are
857 made available to qualified tenants, to be used in eligible housing which
858 such tenants are able to locate, the program may include a housing
859 support element in which rental assistance for tenants is linked to
860 participation by the property owner in other municipal, state or federal
861 housing repair, rehabilitation or financing programs. The commissioner
862 shall use rental assistance under this section so as to encourage the
863 preservation of existing housing and the revitalization of
864 neighborhoods or the creation of additional rental housing.

865 (d) The commissioner may designate a portion of the rental assistance
866 available under the program for tenant-based and project-based
867 supportive housing units. To the extent practicable rental assistance for
868 supportive housing shall adhere to the requirements of the federal
869 Housing Choice Voucher Program, 42 USC 1437f(o), relative to
870 calculating the tenant's share of the rent to be paid.

871 (e) The commissioner shall administer the program under this section
872 to promote housing choice for certificate holders and encourage racial
873 and economic integration. The commissioner shall affirmatively seek to
874 expend all funds appropriated for the program on an annual basis
875 without regard to population limitation established in prior years. The
876 commissioner shall establish maximum rent levels for each municipality
877 in a manner that promotes the use of the program in all municipalities.
878 Any certificate issued pursuant to this section may be used for housing
879 in any municipality in the state. The commissioner shall inform
880 certificate holders that a certificate may be used in any municipality and,
881 to the extent practicable, the commissioner shall assist certificate holders
882 in finding housing in the municipality of their choice.

883 (f) Nothing in this section shall give any person a right to continued
884 receipt of rental assistance at any time that the program is not funded.

885 (g) The commissioner shall adopt regulations in accordance with the
886 provisions of chapter 54 to carry out the purposes of this section. The
887 regulations shall establish maximum income eligibility guidelines for
888 such rental assistance and criteria for determining the amount of rental
889 assistance which shall be provided to eligible families.

890 (h) Any person aggrieved by a decision of the commissioner or the
891 commissioner's agent pursuant to the program under this section shall
892 have the right to a hearing in accordance with the provisions of section
893 8-37gg.

894 Sec. 520. (NEW) (*Effective July 1, 2023*) The Department of Veterans
895 Affairs shall, within available appropriations, convert, rehabilitate and
896 renovate vacant, underused or otherwise available properties for the
897 purpose of housing homeless or housing insecure veterans, and shall
898 build, improve or remediate infrastructure as necessary to support such
899 properties for residential use.

900 Sec. 521. (NEW) (*Effective July 1, 2024, and applicable to any summary*
901 *process action disposed of before or after such date*) (a) In any summary
902 process action instituted pursuant to chapter 832 or 412 of the general

903 statutes, not more than thirty days after (1) the withdrawal of such
904 action, (2) a judgment of dismissal or nonsuit of such action upon any
905 grounds, or (3) a final disposition of such action that includes a
906 judgment for the defendant, the Judicial Department shall remove from
907 its Internet web site any record or identifying information concerning
908 such summary process action.

909 (b) If there is any activity in a case that has had any record or
910 identifying information associated with such case removed pursuant to
911 subsection (a) of this section, or if a case continues beyond the date upon
912 which any such record or information is required to be removed
913 pursuant to subsection (a) of this section because of an appeal, the
914 Judicial Department shall restore the case to, or retain the case on, the
915 Judicial Department Internet web site, together with any such record
916 and information associated with such case. For any record and
917 identifying information restored or retained on the Judicial Department
918 Internet web site pursuant to this subsection, any such record or
919 information shall remain on such web site for thirty days after the final
920 disposition of the associated case, or for the applicable time period from
921 the original disposition specified in subsection (a) of this section,
922 whichever is later.

923 (c) Any record or identifying information concerning any summary
924 process action that has been removed from the Judicial Department
925 Internet web site pursuant to this section shall not be included in any
926 sale or transfer of bulk case records by the Judicial Department to any
927 person or entity purchasing such records for any commercial purpose.

928 (d) No person or entity shall, for any commercial purpose, disclose
929 any record or identifying information concerning any summary process
930 action that has been removed from the Judicial Department Internet web
931 site pursuant to subsection (a) of this section. As used in this section,
932 "commercial purpose" means (1) the individual or bulk sale of any
933 record or identifying information concerning any summary process
934 action, (2) the making of consumer reports containing any such record
935 or information, (3) any use related to screening any prospective tenant

936 to determine the suitability of such prospective tenant, and (4) any other
937 use of any such record or information for pecuniary gain, but does not
938 include the use of any such record or information for governmental,
939 scholarly, educational, journalistic or any other noncommercial
940 purpose.

941 (f) Nothing in this section shall preclude the publication of any formal
942 written judicial opinion by the Judicial Department or by any case
943 reporting service.

944 Sec. 522. Section 12-494 of the general statutes is repealed and the
945 following is substituted in lieu thereof (*Effective October 1, 2023*):

946 (a) There is imposed a tax on each deed, instrument or writing,
947 whereby any lands, tenements or other realty is granted, assigned,
948 transferred or otherwise conveyed to, or vested in, the purchaser, or any
949 other person by such purchaser's direction, when the consideration for
950 the interest or property conveyed equals or exceeds two thousand
951 dollars:

952 (1) Subject to the provisions of subsection (b) of this section, at the
953 rate of three-quarters of one per cent of the consideration for the interest
954 in real property conveyed by such deed, instrument or writing, the
955 revenue from which shall be remitted by the town clerk of the
956 municipality in which such tax is paid, not later than ten days following
957 receipt thereof, to the Commissioner of Revenue Services for deposit to
958 the credit of the state General Fund; and

959 (2) At the rate of one-fourth of one per cent of the consideration for
960 the interest in real property conveyed by such deed, instrument or
961 writing, provided the amount imposed under this subdivision shall
962 become part of the general revenue of the municipality in accordance
963 with section 12-499.

964 (b) The rate of tax imposed under subdivision (1) of subsection (a) of
965 this section shall, in lieu of the rate under said subdivision (1), be
966 imposed on certain conveyances as follows:

967 (1) In the case of any conveyance of real property which at the time
968 of such conveyance is used for any purpose other than residential use,
969 except unimproved land, the tax under said subdivision (1) shall be
970 imposed at the rate of one and one-quarter per cent of the consideration
971 for the interest in real property conveyed;

972 (2) In the case of any conveyance in which the real property conveyed
973 is a residential estate, including a primary dwelling and any auxiliary
974 housing or structures, regardless of the number of deeds, instruments
975 or writings used to convey such residential real estate, for which the
976 consideration or aggregate consideration, as the case may be, in such
977 conveyance is eight hundred thousand dollars or more, the tax under
978 said subdivision (1) shall be imposed:

979 (A) At the rate of three-quarters of one per cent on that portion of
980 such consideration up to and including the amount of eight hundred
981 thousand dollars;

982 (B) Prior to July 1, 2020, at the rate of one and one-quarter per cent on
983 that portion of such consideration in excess of eight hundred thousand
984 dollars; and

985 (C) On and after July 1, 2020, (i) at the rate of one and one-quarter per
986 cent on that portion of such consideration in excess of eight hundred
987 thousand dollars up to and including the amount of two million five
988 hundred thousand dollars, and (ii) at the rate of two and one-quarter
989 per cent on that portion of such consideration in excess of two million
990 five hundred thousand dollars; and

991 (3) In the case of any conveyance in which real property on which
992 mortgage payments have been delinquent for not less than six months
993 is conveyed to a financial institution or its subsidiary that holds such a
994 delinquent mortgage on such property, the tax under said subdivision
995 (1) shall be imposed at the rate of three-quarters of one per cent of the
996 consideration for the interest in real property conveyed. For the
997 purposes of subdivision (1) of this subsection, "unimproved land"
998 includes land designated as farm, forest or open space land.

999 (c) In addition to the tax imposed under subsection (a) of this section,
1000 any targeted investment community, as defined in section 32-222, or any
1001 municipality in which properties designated as manufacturing plants
1002 under section 32-75c are located, may, on or after March 15, 2003, impose
1003 an additional tax on each deed, instrument or writing, whereby any
1004 lands, tenements or other realty is granted, assigned, transferred or
1005 otherwise conveyed to, or vested in, the purchaser, or any other person
1006 by [his] such purchaser's direction, when the consideration for the
1007 interest or property conveyed equals or exceeds two thousand dollars,
1008 which additional tax shall be at a rate of up to one-fourth of one per cent
1009 of the consideration for the interest in real property conveyed by such
1010 deed, instrument or writing. The revenue from such additional tax shall
1011 become part of the general revenue of the municipality in accordance
1012 with section 12-499.

1013 (d) On and after July 1, 2025, the Comptroller shall transfer from the
1014 General Fund to the Housing Trust Fund established under section 8-
1015 3360, any revenue received by the state each fiscal year in excess of three
1016 hundred million dollars from the tax imposed under subdivision (1) of
1017 subsection (a) and subsections (b) and (c) of this section. On and after
1018 July 1, 2026, the threshold amount in this subsection shall be adjusted
1019 annually by the percentage increase in inflation. As used in this
1020 subdivision, "increase in inflation" means the increase in the consumer
1021 price index for all urban consumers during the preceding calendar year,
1022 calculated on a December over December basis, using data reported by
1023 the United States Bureau of Labor Statistics.

1024 Sec. 523. Section 12-498 of the general statutes is repealed and the
1025 following is substituted in lieu thereof (*Effective July 1, 2023*):

1026 (a) The tax imposed by section 12-494, as amended by this act, shall
1027 not apply to:

1028 (1) Deeds [which] that this state is prohibited from taxing under the
1029 Constitution or laws of the United States;

1030 (2) Deeds [which] that secure a debt or other obligation;

- 1031 (3) Deeds to which this state or any of its political subdivisions or its
1032 or their respective agencies is a party;
- 1033 (4) Tax deeds;
- 1034 (5) Deeds of release of property [which] that is security for a debt or
1035 other obligation;
- 1036 (6) Deeds of partition;
- 1037 (7) Deeds made pursuant to mergers of corporations;
- 1038 (8) Deeds made by a subsidiary corporation to its parent corporation
1039 for no consideration other than the cancellation or surrender of the
1040 subsidiary's stock;
- 1041 (9) Deeds made pursuant to a decree of the Superior Court under
1042 section 46b-81, 49-24 or 52-495 or pursuant to a judgment of foreclosure
1043 by market sale under section 49-24 or pursuant to a judgment of loss
1044 mitigation under section 49-30t or 49-30u;
- 1045 (10) Deeds, when the consideration for the interest or property
1046 conveyed is less than two thousand dollars;
- 1047 (11) Deeds between affiliated corporations, provided both of such
1048 corporations are exempt from taxation pursuant to paragraph (2), (3) or
1049 (25) of Section 501(c) of the Internal Revenue Code of 1986, or any
1050 subsequent corresponding internal revenue code of the United States,
1051 as amended from time to time;
- 1052 (12) Deeds made by a corporation [which] that is exempt from
1053 taxation pursuant to paragraph (3) of Section 501(c) of the Internal
1054 Revenue Code of 1986, or any subsequent corresponding internal
1055 revenue code of the United States, as amended from time to time, to any
1056 corporation which is exempt from taxation pursuant to said paragraph
1057 (3) of said Section 501(c);
- 1058 (13) Deeds made to any nonprofit organization [which] that is

1059 organized for the purpose of holding undeveloped land in trust for
1060 conservation or recreation purposes;

1061 (14) Deeds between spouses;

1062 (15) Deeds of property for the Adriaen's Landing site or the stadium
1063 facility site, for purposes of the overall project, each as defined in section
1064 32-651;

1065 (16) Land transfers made on or after July 1, 1998, to a water company,
1066 as defined in section 16-1, provided the land is classified as class I or
1067 class II land, as defined in section 25-37c, after such transfer;

1068 (17) Transfers or conveyances to effectuate a mere change of identity
1069 or form of ownership or organization, where there is no change in
1070 beneficial ownership;

1071 (18) Conveyances of residential property [which] that occur not later
1072 than six months after the date on which the property was previously
1073 conveyed to the transferor if the transferor is (A) an employer [which]
1074 that acquired the property from an employee pursuant to an employee
1075 relocation plan, or (B) an entity in the business of purchasing and selling
1076 residential property of employees who are being relocated pursuant to
1077 such a plan;

1078 (19) Deeds in lieu of foreclosure that transfer the transferor's principal
1079 residence;

1080 (20) Any instrument that transfers the transferor's principal residence
1081 where the gross purchase price is insufficient to pay the sum of (A)
1082 mortgages encumbering the property transferred, and (B) any real
1083 property taxes and municipal utility or other charges for which the
1084 municipality may place a lien on the property and [which] that have
1085 priority over the mortgages encumbering the property transferred;
1086 [and]

1087 (21) Deeds that transfer the transferor's principal residence, where
1088 such residence has a concrete foundation that has deteriorated due to

1089 the presence of pyrrhotite and such transferor has obtained a written
1090 evaluation from a professional engineer licensed pursuant to chapter
1091 391 indicating that the foundation of such residence was made with
1092 defective concrete. The exemption authorized under this subdivision
1093 shall (A) apply to the first transfer of such residence after such written
1094 evaluation has been obtained, and (B) not be available to a transferor
1095 who has received financial assistance to repair or replace such
1096 foundation from the Crumbling Foundations Assistance Fund
1097 established under section 8-441; and

1098 (22) Deeds of property with dwelling units where all such units are
1099 deed restricted as affordable housing, as defined in section 8-39a. For
1100 deeds of property with dwelling units where a portion of such units are
1101 subject to such deed restrictions, the exemption authorized under this
1102 subdivision shall apply only with respect to the dwelling units subject
1103 to such deed restrictions and such exemption shall be reduced
1104 proportionally based on the number of units not subject to such deed
1105 restrictions.

1106 (b) The tax imposed by subdivision (1) of subsection (a) of section 12-
1107 494, as amended by this act, shall not apply to:

1108 (1) Deeds of the principal residence of any person approved for
1109 assistance under section 12-129b or 12-170aa for the current assessment
1110 year of the municipality in which such person resides or to any such
1111 transfer [which] that occurs within fifteen months of the completion of
1112 any municipal assessment year for which such person qualified for such
1113 assistance;

1114 (2) Deeds of property located in an area designated as an enterprise
1115 zone in accordance with section 32-70; and

1116 (3) Deeds of property located in an entertainment district designated
1117 under section 32-76 or established under section 2 of public act 93-311.

1118 Sec. 524. Section 46a-81e of the general statutes is repealed and the
1119 following is substituted in lieu thereof (*Effective October 1, 2023*):

1120 (a) It shall be a discriminatory practice in violation of this section:

1121 (1) To refuse to sell or rent after the making of a bona fide offer, or to
1122 refuse to negotiate for the sale or rental of, or otherwise make
1123 unavailable or deny, a dwelling to any person because of sexual
1124 orientation or civil union status.

1125 (2) To discriminate against any person in the terms, conditions, or
1126 privileges of sale or rental of a dwelling, or in the provision of services
1127 or facilities in connection therewith, because of sexual orientation or
1128 civil union status.

1129 (3) To make, print or publish, or cause to be made, printed or
1130 published any notice, statement, or advertisement, with respect to the
1131 sale or rental of a dwelling that indicates any preference, limitation, or
1132 discrimination based on sexual orientation or civil union status, or an
1133 intention to make any such preference, limitation or discrimination.

1134 (4) (A) To represent to any person because of sexual orientation or
1135 civil union status, that any dwelling is not available for inspection, sale
1136 or rental when such dwelling is in fact so available. (B) It shall be a
1137 violation of this subdivision for any person to restrict or attempt to
1138 restrict the choices of any buyer or renter to purchase or rent a dwelling
1139 (i) to an area which is substantially populated, even if less than a
1140 majority, by persons of the same sexual orientation or civil union status
1141 as the buyer or renter, (ii) while such person is authorized to offer for
1142 sale or rent another dwelling which meets the housing criteria as
1143 expressed by the buyer or renter to such person and (iii) such other
1144 dwelling is in an area which is not substantially populated by persons
1145 of the same sexual orientation or civil union status as the buyer or renter.
1146 As used in this subdivision, "area" means municipality, neighborhood
1147 or other geographic subdivision which may include an apartment or
1148 condominium complex.

1149 (5) For profit, to induce or attempt to induce any person to sell or rent
1150 any dwelling by representations regarding the entry or prospective
1151 entry into the neighborhood of a person or persons of a particular sexual

1152 orientation or civil union status.

1153 (6) For any person or other entity engaging in residential-real-estate-
1154 related transactions to discriminate against any person in making
1155 available such a transaction, or in the terms or conditions of such a
1156 transaction, because of sexual orientation or civil union status.

1157 (7) To deny any person access to or membership or participation in
1158 any multiple-listing service, real estate brokers' organization or other
1159 service, organization, or facility relating to the business of selling or
1160 renting dwellings, or to discriminate against him in the terms or
1161 conditions of such access, membership or participation, on account of
1162 sexual orientation or civil union status.

1163 (8) To coerce, intimidate, threaten, or interfere with any person in the
1164 exercise or enjoyment of, or on account of his having exercised or
1165 enjoyed, or on account of his having aided or encouraged any other
1166 person in the exercise or enjoyment of, any right granted or protected
1167 by this section.

1168 [(b) The provisions of this section shall not apply to (1) the rental of a
1169 room or rooms in a unit in a dwelling if the owner actually maintains
1170 and occupies part of such unit as his residence, or (2) a unit in a dwelling
1171 containing not more than four units if the owner actually maintains and
1172 occupies one of such other units as his residence.]

1173 [(c)] (b) Nothing in this section limits the applicability of any
1174 reasonable state statute or municipal ordinance restricting the
1175 maximum number of persons permitted to occupy a dwelling.

1176 [(d)] (c) Nothing in this section prohibits a person engaged in the
1177 business of furnishing appraisals of real property to take into
1178 consideration factors other than sexual orientation or civil union status.

1179 [(e)] (d) Notwithstanding any other provision of this chapter,
1180 complaints alleging a violation of this section shall be investigated
1181 within one hundred days of filing and a final administrative disposition

1182 shall be made within one year of filing unless it is impracticable to do
1183 so. If the Commission on Human Rights and Opportunities is unable to
1184 complete its investigation or make a final administrative determination
1185 within such time frames, it shall notify the complainant and the
1186 respondent in writing of the reasons for not doing so.

1187 [(f)] (e) Any person who violates any provision of this section shall be
1188 guilty of a class D misdemeanor.

1189 Sec. 525. Subsection (g) of section 22a-430 of the general statutes is
1190 repealed and the following is substituted in lieu thereof (*Effective from*
1191 *passage*):

1192 (g) The commissioner shall, by regulation adopted prior to October 1,
1193 1977, establish and define categories of discharges [which] that
1194 constitute household and small commercial subsurface sewage disposal
1195 systems for which [he] the commissioner shall delegate to the
1196 Commissioner of Public Health the authority to issue permits or
1197 approvals and to hold public hearings in accordance with this section,
1198 on and after said date. Not later than July 1, 2025, the commissioner shall
1199 amend such regulations to establish and define categories of discharges
1200 that constitute small community sewerage systems and household and
1201 small commercial subsurface sewage disposal systems. The
1202 Commissioner of Public Health shall, pursuant to section 19a-36,
1203 establish minimum requirements for small community sewerage
1204 systems and household and small commercial subsurface sewage
1205 disposal systems and procedures for the issuance of such permits or
1206 approvals by the local director of health or a sanitarian registered
1207 pursuant to chapter 395. As used in this subsection, small community
1208 sewerage systems and household and small commercial disposal
1209 systems shall include those subsurface sewage disposal systems with a
1210 capacity of [seven thousand five hundred] ten thousand gallons per day
1211 or less. Notwithstanding any provision of the general statutes [or
1212 regulations of Connecticut state agencies,] (1) the regulations adopted
1213 by the commissioner pursuant to this subsection that are in effect as of
1214 July 1, 2017, shall apply to household and small commercial subsurface

1215 sewage disposal systems with a capacity of seven thousand five
1216 hundred gallons per day or less, and (2) the regulations adopted by the
1217 commissioner pursuant to this subsection that are in effect as of July 1,
1218 2025, shall apply to small community sewerage systems, household
1219 systems and small commercial subsurface sewerage disposal systems
1220 with a capacity of ten thousand gallons per day or less. Any permit
1221 denied by the Commissioner of Public Health, or a director of health or
1222 registered sanitarian shall be subject to hearing and appeal in the
1223 manner provided in section 19a-229. Any permit granted by [said] the
1224 Commissioner of Public Health, or a director of health or registered
1225 sanitarian on or after October 1, 1977, shall be deemed equivalent to a
1226 permit issued under subsection (b) of this section.

1227 Sec. 526. (NEW) (*Effective June 1, 2024*) (a) As used in this section:

1228 (1) "Commissioner" means the Commissioner of Housing.

1229 (2) "Eligible workforce housing opportunity development project" or
1230 "project" means a project for the construction or substantial
1231 rehabilitation of rental housing (A) located within an opportunity zone
1232 in this state, (B) designated under subsection (e) of this section for
1233 certain professions that work within the municipality in which the
1234 project is located and for very low income families and individuals, and
1235 (C) that may incorporate renewable energy technology and be transit-
1236 oriented.

1237 (3) "Substantial rehabilitation" means either (A) the costs of any
1238 repair, replacement or improvement to a building that exceeds twenty-
1239 five per cent of the value of such building after the completion of all
1240 such repairs, replacements or improvements, or (B) the replacement of
1241 two or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall
1242 or floor structures, (iv) foundations, (v) plumbing systems, (vi) heating
1243 and air conditioning systems, or (vii) electrical systems.

1244 (4) "Opportunity zone" means an area designated as a qualified
1245 opportunity zone pursuant to the Tax Cuts and Jobs Act of 2017, P.L.
1246 115-97, as amended from time to time.

1247 (5) "Eligible developer" or "developer" means (A) a nonprofit
1248 corporation; (B) any business corporation incorporated pursuant to
1249 chapter 601 of the general statutes, (i) that has as one of its purposes the
1250 construction, rehabilitation, ownership or operation of housing, and (ii)
1251 either certified under this section or that has articles of incorporation
1252 approved by the commissioner in accordance with regulations adopted
1253 pursuant to section 8-79a or 8-84 of the general statutes; (C) any
1254 partnership, limited partnership, limited liability partnership, joint
1255 venture, trust, limited liability company or association, (i) that has as
1256 one of its purposes the construction, rehabilitation, ownership or
1257 operation of housing, and (ii) either certified under this section or that
1258 has basic documents of organization approved by the commissioner in
1259 accordance with regulations adopted pursuant to section 8-79a or 8-84
1260 of the general statutes; (D) a housing authority; or (E) a municipal
1261 developer.

1262 (6) "Authority" or "housing authority" means any of the public
1263 corporations created by section 8-40 of the general statutes, and the
1264 Connecticut Housing Authority when exercising the rights, powers,
1265 duties or privileges of, or subject to the immunities or limitations of,
1266 housing authorities pursuant to section 8-121 of the general statutes.

1267 (7) "Nonprofit corporation" means a nonprofit corporation
1268 incorporated pursuant to chapter 602 of the general statutes or any
1269 predecessor statutes thereto, that has as one of its purposes the
1270 construction, rehabilitation, ownership or operation of housing and that
1271 has articles of incorporation approved by the Commissioner of Housing
1272 in accordance with regulations adopted pursuant to section 8-79a or 8-
1273 84 of the general statutes or that is certified under this section.

1274 (8) "Municipal developer" means a municipality that has not declared
1275 by resolution a need for a housing authority pursuant to section 8-40 of
1276 the general statutes, acting by and through its legislative body.
1277 "Municipal developer" means the board of selectmen if such board is
1278 authorized to act as the municipal developer by the town meeting or
1279 representative town meeting.

1280 (9) "Very low income families and individuals" means families or
1281 individuals whose income is thirty per cent or less of the area median
1282 income.

1283 (10) "Market rate" means the rental income that such property would
1284 most probably command on the open market as indicated by current
1285 rentals in the opportunity zone being paid for comparable space.

1286 (b) There is established a workforce housing opportunity
1287 development program to be administered by the Department of
1288 Housing under which individuals or entities who make cash
1289 contributions to an eligible developer for an eligible workforce housing
1290 opportunity development project located in a federally designated
1291 opportunity zone may be allowed a credit against the tax due under
1292 chapter 208 or 229 of the general statutes in an amount equal to the
1293 amount specified by the commissioner under this section. Any
1294 developer of a workforce housing opportunity development project
1295 shall be allowed an exemption from any fees under section 29-263 of the
1296 general statutes, as amended by this act, and any eligible workforce
1297 housing opportunity development project shall be assessed using the
1298 capitalization of net income method under subsection (b) of section 12-
1299 63b of the general statutes, as amended by this act.

1300 (c) The Commissioner of Housing shall determine eligibility criteria
1301 for such program and establish an application process for the program.
1302 The Department of Housing shall commence accepting applications for
1303 such program not later than January 1, 2025. A developer may apply to
1304 the Department of Housing for certification as a developer qualified to
1305 receive cash investments eligible for a tax credit pursuant to this section
1306 in a manner and form prescribed by the commissioner. To the extent
1307 feasible, any eligible workforce housing opportunity development
1308 project shall incorporate renewable energy or other technology in order
1309 to lower utility costs for the tenants and be transit-oriented. Any eligible
1310 workforce housing opportunity development project once constructed
1311 or substantially rehabilitated shall be rented as follows: (1) Forty per
1312 cent of the units shall be rented at the market rate, (2) fifty per cent of

1313 the units shall be rented to the workforce population designated under
1314 subsection (e) of this section, where such unit is rented to a member of
1315 such workforce population whose income is not more than sixty per
1316 cent of the area median income, and (3) ten per cent of the units shall be
1317 rented to families or individuals of very low income receiving rental
1318 assistance under chapter 128 or 319uu of the general statutes or 42 USC
1319 1437f, as amended from time to time. The program shall provide for a
1320 method of selecting persons satisfying such income criteria to rent such
1321 units of housing from among a pool of applicants, which method shall
1322 not discriminate on the basis of race, creed, color, national origin,
1323 ancestry, sex, gender identity or expression, age or physical or
1324 intellectual disability.

1325 (d) A workforce housing opportunity development project shall be
1326 scheduled for completion not more than three years after the date of
1327 approval by the Department of Housing. Each developer of a workforce
1328 housing opportunity development project shall submit to the
1329 commissioner quarterly progress reports and a final report upon
1330 completion, in a manner and form prescribed by the commissioner. If a
1331 workforce housing opportunity development project fails to be
1332 completed on or before three years from the date of approval of such
1333 project, or at any time the commissioner determines that a project is
1334 unlikely to be completed, the commissioner may request the Attorney
1335 General to reclaim any remaining funds contributed to the project by
1336 individuals or entities under subsection (b) of this section and, upon
1337 receipt of any such remaining funds, the commissioner shall reallocate
1338 such funds to another eligible project.

1339 (e) The developer shall obtain the approval of the zoning commission,
1340 as defined in section 8-13m of the general statutes, of the municipality
1341 and of any other applicable municipal agency for the proposed
1342 workforce housing opportunity development project. After all such
1343 approvals are granted, the municipality may, not later than thirty days
1344 after such approval, by vote of its legislative body or, in a municipality
1345 where the legislative body is a town meeting, by vote of the board of
1346 selectmen, designate the workforce population that forty per cent of the

1347 project shall be dedicated to. Such designation may include volunteer
1348 firefighters, teachers, police officers, emergency medical personnel or
1349 other professions of persons working in the municipality. If the
1350 municipality does not vote within such time period, the developer shall
1351 designate the workforce population.

1352 (f) For taxable income years commencing on or after January 1, 2025,
1353 the Commissioner of Revenue Services shall grant a credit against the
1354 tax imposed under chapter 208 or 229 of the general statutes, other than
1355 the liability imposed by section 12-707 of the general statutes, in an
1356 amount equal to the amount specified by the Commissioner of Housing
1357 in a tax credit voucher issued by the Commissioner of Housing pursuant
1358 to subsection (g) of this section.

1359 (g) (1) The Commissioner of Housing shall administer a system of tax
1360 credit vouchers within the resources, requirements and purposes of this
1361 section, for individuals and entities making cash contributions to an
1362 eligible developer for an eligible workforce housing opportunity
1363 development project. Such voucher may be used as a credit against the
1364 tax to which such individual or entity is subject under chapter 208 or 229
1365 of the general statutes, other than the liability imposed by section 12-707
1366 of the general statutes.

1367 (2) In no event shall the total amount of all tax credits allowed to all
1368 individuals or entities pursuant to the provisions of this section exceed
1369 five million dollars in any one fiscal year.

1370 (3) No tax credit shall be granted to any individual or entity for any
1371 individual amount contributed of less than two hundred fifty dollars.

1372 (4) Any tax credit not used in the taxable income year during which
1373 the cash contribution was made may be carried forward or backward
1374 for the five immediately succeeding or preceding taxable or income
1375 years until the full credit has been allowed.

1376 (5) If an entity claiming a credit under this section is an S corporation
1377 or an entity treated as a partnership for federal income tax purposes, the

1378 credit may be claimed by the entity's shareholders or partners. If the
1379 entity is a single member limited liability company that is disregarded
1380 as an entity separate from its owner, the credit may be claimed by such
1381 limited liability company's owner, provided such owner is subject to the
1382 tax imposed under chapter 208 or 229 of the general statutes.

1383 (h) The Commissioner of Housing shall adopt regulations, in
1384 accordance with the provisions of chapter 54 of the general statutes, to
1385 implement the provisions of this section, including, but not limited to,
1386 the conditions for certification of a developer applying for assistance
1387 under this section.

1388 Sec. 527. Section 12-63b of the general statutes is repealed and the
1389 following is substituted in lieu thereof (*Effective June 1, 2024, and*
1390 *applicable to assessment years commencing on or after June 1, 2024*):

1391 (a) The assessor or board of assessors in any town, at any time, when
1392 determining the present true and actual value of real property as
1393 provided in section 12-63, which property is used primarily for the
1394 purpose of producing rental income, exclusive of such property used
1395 solely for residential purposes, containing not more than six dwelling
1396 units and in which the owner resides, shall determine such value on the
1397 basis of an appraisal which shall include to the extent applicable with
1398 respect to such property, consideration of each of the following methods
1399 of appraisal: (1) Replacement cost less depreciation, plus the market
1400 value of the land, (2) capitalization of net income based on market rent
1401 for similar property, and (3) a sales comparison approach based on
1402 current bona fide sales of comparable property. The provisions of this
1403 section shall not be applicable with respect to any housing assisted by
1404 the federal or state government except any such housing for which the
1405 federal assistance directly related to rent for each unit in such housing
1406 is no less than the difference between the fair market rent for each such
1407 unit in the applicable area and the amount of rent payable by the tenant
1408 in each such unit, as determined under the federal program providing
1409 for such assistance.

1410 (b) In the case of an eligible workforce housing opportunity
1411 development project, as defined in section 526 of this act, the assessor
1412 shall use the capitalization of net income method based on the actual
1413 rent received for the property.

1414 [(b)] (c) For purposes of subdivision (2) of subsection (a) of this
1415 section and, generally, in its use as a factor in any appraisal with respect
1416 to real property used primarily for the purpose of producing rental
1417 income, the term "market rent" means the rental income that such
1418 property would most probably command on the open market as
1419 indicated by present rentals being paid for comparable space. In
1420 determining market rent the assessor shall consider the actual rental
1421 income applicable with respect to such real property under the terms of
1422 an existing contract of lease at the time of such determination.

1423 Sec. 528. Section 8-395 of the general statutes is repealed and the
1424 following is substituted in lieu thereof (*Effective June 1, 2024*):

1425 (a) As used in this section, (1) "business firm" means any business
1426 entity authorized to do business in the state and subject to the
1427 corporation business tax imposed under chapter 208, or any company
1428 subject to a tax imposed under chapter 207, or any air carrier subject to
1429 the air carriers tax imposed under chapter 209, or any railroad company
1430 subject to the railroad companies tax imposed under chapter 210, or any
1431 regulated telecommunications service, express, cable or community
1432 antenna television company subject to the regulated
1433 telecommunications service, express, cable and community antenna
1434 television companies tax imposed under chapter 211, or any utility
1435 company subject to the utility companies tax imposed under chapter
1436 212, [and] (2) "nonprofit corporation" means a nonprofit corporation
1437 incorporated pursuant to chapter 602 or any predecessor statutes
1438 thereto, having as one of its purposes the construction, rehabilitation,
1439 ownership or operation of housing and having articles of incorporation
1440 approved by the executive director of the Connecticut Housing Finance
1441 Authority in accordance with regulations adopted pursuant to section
1442 8-79a or 8-84, (3) "workforce housing development project" or "project"

1443 means the construction or substantial rehabilitation of dwelling units for
1444 rental housing where (A) ten per cent of the units are affordable
1445 housing, (B) forty per cent of the units are rented to the workforce
1446 population designated by the developer, in consultation with the
1447 municipality where such project is located, and (C) fifty per cent of the
1448 units are rented at a market rate and includes, but is not limited to, an
1449 eligible workforce housing opportunity development project, as defined
1450 in section 526 of this act, (4) "affordable housing" means rental housing
1451 for which persons and families pay thirty per cent or less of their annual
1452 income, where such income is less than or equal to the area median
1453 income for the municipality in which such housing is located, as
1454 determined by the United States Department of Housing and Urban
1455 Development, (5) "substantial rehabilitation" means either (A) the costs
1456 of any repair, replacement or improvement to a building that exceeds
1457 twenty-five per cent of the value of such building after the completion
1458 of all such repairs, replacements or improvements, or (B) the
1459 replacement of two or more of the following: (i) Roof structures, (ii)
1460 ceilings, (iii) wall or floor structures, (iv) foundations, (v) plumbing
1461 systems, (vi) heating and air conditioning systems, or (vii) electrical
1462 systems, and (6) "market rate" means the rental income that such unit
1463 would most probably command on the open market as indicated by
1464 present rentals being paid for comparable space in the area where the
1465 unit is located.

1466 (b) The Commissioner of Revenue Services shall grant a credit against
1467 [any] the tax [due] imposed under [the provisions of] chapter 207, 208,
1468 209, 210, 211 or 212 in an amount equal to the amount specified by the
1469 Connecticut Housing Finance Authority in any tax credit voucher
1470 issued by said authority pursuant to subsection (c) of this section.

1471 (c) The Connecticut Housing Finance Authority shall administer a
1472 system of tax credit vouchers within the resources, requirements and
1473 purposes of this section, for business firms making cash contributions to
1474 housing programs developed, sponsored or managed by a nonprofit
1475 corporation, as defined in subsection (a) of this section, which benefit
1476 low and moderate income persons or families which have been

1477 approved prior to the date of any such cash contribution by the
1478 authority, including, but not limited to, contributions for a workforce
1479 housing development project. Such vouchers may be used as a credit
1480 against any of the taxes to which such business firm is subject and which
1481 are enumerated in subsection (b) of this section. For taxable or income
1482 years commencing on or after January 1, 1998, to be eligible for approval
1483 a housing program shall be scheduled for completion not more than
1484 three years from the date of approval. For taxable or income years
1485 commencing on or after January 1, 2024, to be eligible for approval, a
1486 workforce housing development project shall be scheduled for
1487 completion not more than three years from the date of approval. Each
1488 program or developer of a workforce housing development project shall
1489 submit to the authority quarterly progress reports and a final report
1490 upon completion, in a manner and form prescribed by the authority. If
1491 a program or workforce housing development project fails to be
1492 completed [after] on or before three years from the date of approval of
1493 the project, or at any time the authority determines that a program or
1494 project is unlikely to be completed, the authority may reclaim any
1495 remaining funds contributed by business firms and reallocate such
1496 funds to another eligible program or project.

1497 (d) No business firm shall receive a credit pursuant to both this
1498 section and chapter 228a in relation to the same cash contribution.

1499 (e) Nothing in this section shall be construed to prevent two or more
1500 business firms from participating jointly in one or more programs or
1501 projects under the provisions of this section. Such joint programs or
1502 projects shall be submitted, and acted upon, as a single program or
1503 project by the business firms involved.

1504 (f) No tax credit shall be granted to any business firm for any
1505 individual amount contributed of less than two hundred fifty dollars.

1506 (g) Any tax credit not used in the [period] taxable income year during
1507 which the cash contribution was made may be carried forward or
1508 backward for the five immediately succeeding or preceding taxable or

1509 income years until the full credit has been allowed.

1510 (h) In no event shall the total amount of all tax credits allowed to all
1511 business firms pursuant to the provisions of this section exceed ten
1512 million dollars in any one fiscal year, provided, each year until the date
1513 sixty days after the date the Connecticut Housing Finance Authority
1514 publishes the list of housing programs or workforce housing
1515 development projects that will receive tax credit reservations, two
1516 million dollars of the total amount of all tax credits under this section
1517 shall be set aside for permanent supportive housing initiatives
1518 established pursuant to section 17a-485c, and one million dollars of the
1519 total amount of all tax credits under this section shall be set aside for
1520 workforce housing, as defined by the Connecticut Housing Finance
1521 Authority through written procedures adopted pursuant to subsection
1522 (k) of this section. Each year, on or after the date sixty days after the date
1523 the Connecticut Housing Finance Authority publishes the list of
1524 housing programs or projects that will receive tax credit reservations,
1525 any unused portion of such tax credits shall become available for any
1526 housing program or project eligible for tax credits pursuant to this
1527 section.

1528 (i) No organization conducting a housing program or [programs]
1529 project eligible for funding with respect to which tax credits may be
1530 allowed under this section shall be allowed to receive an aggregate
1531 amount of such funding for any such program or [programs] project in
1532 excess of five hundred thousand dollars for any fiscal year.

1533 (j) Nothing in this section shall be construed to prevent a business
1534 firm from making any cash contribution to a housing program or project
1535 to which tax credits may be applied which cash contribution may result
1536 in the business firm having a limited equity interest in the program or
1537 project.

1538 (k) The Connecticut Housing Finance Authority, with the approval of
1539 the Commissioner of Revenue Services, shall adopt written procedures
1540 in accordance with section 1-121 to implement the provisions of this

1541 section. Such procedures shall include provisions for issuing tax credit
1542 vouchers for cash contributions to housing programs or projects based
1543 on a system of ranking housing programs. In establishing such ranking
1544 system, the authority shall consider the following: (1) The readiness of
1545 the project to be built; (2) use of the funds to build or rehabilitate a
1546 specific housing project or to capitalize a revolving loan fund providing
1547 low-cost loans for housing construction, repair or rehabilitation to
1548 benefit persons of very low, low and moderate income; (3) the extent the
1549 project will benefit families at or below twenty-five per cent of the area
1550 median income and families with incomes between twenty-five per cent
1551 and fifty per cent of the area median income, as defined by the United
1552 States Department of Housing and Urban Development; (4) evidence of
1553 the general administrative capability of the nonprofit corporation to
1554 build or rehabilitate housing; (5) evidence that any funds received by
1555 the nonprofit corporation for which a voucher was issued were used to
1556 accomplish the goals set forth in the application; and (6) with respect to
1557 any income year commencing on or after January 1, 1998: (A) Use of the
1558 funds to provide housing opportunities in urban areas and the impact
1559 of such funds on neighborhood revitalization; and (B) the extent to
1560 which tax credit funds are leveraged by other funds.

1561 (l) Vouchers issued or reserved by the Department of Housing under
1562 the provisions of this section prior to July 1, 1995, shall be valid on and
1563 after July 1, 1995, to the same extent as they would be valid under the
1564 provisions of this section in effect on June 30, 1995.

1565 (m) The credit which is sought by the business firm shall first be
1566 claimed on the tax return for such business firm's taxable income or year
1567 during which the cash contribution to which the tax credit voucher
1568 relates was paid.

1569 Sec. 529. Section 29-263 of the general statutes is repealed and the
1570 following is substituted in lieu thereof (*Effective June 1, 2024*):

1571 (a) Except as provided in subsection (h) of section 29-252a and the
1572 State Building Code adopted pursuant to subsection (a) of section 29-

1573 252, after October 1, 1970, no building or structure shall be constructed
1574 or altered until an application has been filed with the building official
1575 and a permit issued. Such application shall be filed in person, by mail or
1576 electronic mail, in a manner prescribed by the building official. Such
1577 permit shall be issued or refused, in whole or in part, within thirty days
1578 after the date of an application. No permit shall be issued except upon
1579 application of the owner of the premises affected or the owner's
1580 authorized agent. No permit shall be issued to a contractor who is
1581 required to be registered pursuant to chapter 400, for work to be
1582 performed by such contractor, unless the name, business address and
1583 Department of Consumer Protection registration number of such
1584 contractor is clearly marked on the application for the permit, and the
1585 contractor has presented such contractor's certificate of registration as a
1586 home improvement contractor. Prior to the issuance of a permit and
1587 within said thirty-day period, the building official shall review the plans
1588 of buildings or structures to be constructed or altered, including, but not
1589 limited to, plans prepared by an architect licensed pursuant to chapter
1590 390, a professional engineer licensed pursuant to chapter 391 or an
1591 interior designer registered pursuant to chapter 396a acting within the
1592 scope of such license or registration, to determine their compliance with
1593 the requirements of the State Building Code and, where applicable, the
1594 local fire marshal shall review such plans to determine their compliance
1595 with the Fire Safety Code. Such plans submitted for review shall be in
1596 substantial compliance with the provisions of the State Building Code
1597 and, where applicable, with the provisions of the Fire Safety Code.

1598 (b) On and after July 1, 1999, the building official shall assess an
1599 education fee on each building permit application. During the fiscal year
1600 commencing July 1, 1999, the amount of such fee shall be sixteen cents
1601 per one thousand dollars of construction value as declared on the
1602 building permit application and the building official shall remit such
1603 fees quarterly to the Department of Administrative Services, for deposit
1604 in the General Fund. Upon deposit in the General Fund, the amount of
1605 such fees shall be credited to the appropriation to the Department of
1606 Administrative Services and shall be used for the code training and

1607 educational programs established pursuant to section 29-251c and the
1608 educational programs required in subsections (a) and (b) of section 29-
1609 262. On and after July 1, 2000, the assessment shall be made in
1610 accordance with regulations adopted pursuant to subsection (d) of
1611 section 29-251c. All fees collected pursuant to this subsection shall be
1612 maintained in a separate account by the local building department.
1613 During the fiscal year commencing July 1, 1999, the local building
1614 department may retain two per cent of such fees for administrative costs
1615 incurred in collecting such fees and maintaining such account. On and
1616 after July 1, 2000, the portion of such fees which may be retained by a
1617 local building department shall be determined in accordance with
1618 regulations adopted pursuant to subsection (d) of section 29-251c. No
1619 building official shall assess such education fee on a building permit
1620 application to repair or replace a concrete foundation that has
1621 deteriorated due to the presence of pyrrhotite.

1622 (c) Any municipality may, by ordinance adopted by its legislative
1623 body, exempt Class I renewable energy source projects from payment
1624 of building permit fees imposed by the municipality.

1625 (d) Notwithstanding any municipal charter, home rule ordinance or
1626 special act, no municipality shall collect an application fee on a building
1627 permit application to repair or replace a concrete foundation that has
1628 deteriorated due to the presence of pyrrhotite.

1629 (e) Notwithstanding any municipal charter, home rule ordinance or
1630 special act, no municipality shall collect any fee for a building permit
1631 application for the construction or substantial rehabilitation of (1) an
1632 eligible workforce housing opportunity development project, as defined
1633 in section 526 of this act, or (2) a workforce housing development
1634 project, as defined in section 8-395, as amended by this act.

1635 Sec. 530. (NEW) *(Effective June 1, 2024, and applicable to assessment years*
1636 *commencing on or after June 1, 2024)* The legislative body of any
1637 municipality or, in a municipality where the legislative body is a town
1638 meeting, the board of selectmen may, by ordinance, exempt from real

1639 property tax any workforce housing development project, as defined in
1640 section 8-395 of the general statutes, as amended by this act, to the extent
1641 of seventy per cent of its valuation for purposes of assessment in each
1642 of the seven full assessment years following the assessment year in
1643 which the construction or substantial rehabilitation, as defined in
1644 section 8-395 of the general statutes, as amended by this act, is
1645 completed.

1646 Sec. 531. (NEW) (*Effective June 1, 2024*) (a) Beginning with the fiscal
1647 year commencing July 1, 2025, the Secretary of the Office of Policy and
1648 Management shall pay a state grant in lieu of taxes to any municipality
1649 that has opted to partially exempt from real property tax a workforce
1650 housing development project under section 530 of this act and
1651 submitted an application for such grant. A municipality shall apply for
1652 such grant annually on a form and in a manner prescribed by the
1653 secretary. On or before January first, annually, the Secretary of the Office
1654 of Policy and Management shall determine the amount due to such
1655 municipality, in accordance with this section.

1656 (b) Any grant payable to any municipality that applies for a grant
1657 under the provisions of this section shall be equal to seventy per cent of
1658 the property taxes that, except for any exemption applicable to any such
1659 housing authority property under the provisions of chapter 128 of the
1660 general statutes, would have been paid with respect to such exempt real
1661 property on the assessment list in such municipality for the assessment
1662 date two years prior to the commencement of the state fiscal year in
1663 which such grant is payable, for a maximum of seven assessment years.
1664 The amount of the grant payable to each municipality in any year in
1665 accordance with this section shall be reduced proportionately in the
1666 event that the total of such grants in such year exceeds the amount
1667 appropriated for the purposes of this section with respect to such year.

1668 Sec. 532. (NEW) (*Effective June 1, 2024*) The Connecticut Housing
1669 Finance Authority shall develop and administer a program of mortgage
1670 assistance for (1) developers for the construction or substantial
1671 rehabilitation of eligible workforce housing opportunity development

1672 projects, as defined in section 526 of this act, and (2) developers for the
1673 construction or substantial rehabilitation of workforce housing
1674 development projects, as defined in section 8-395 of the general statutes,
1675 as amended by this act. In making mortgage assistance available under
1676 the program, the authority shall utilize any appropriate housing
1677 subsidies.

1678 Sec. 533. (*Effective from passage*) The Department of Housing shall,
1679 within available appropriations, conduct a study on methods to (1)
1680 increase housing options for apprentices and other newly hired
1681 employees, and (2) enable such apprentices and other newly hired
1682 employees to reside in the municipalities in which they work. Not later
1683 than January 1, 2024, the Commissioner of Housing shall submit a
1684 report, in accordance with the provisions of section 11-4a of the general
1685 statutes, to the joint standing committee of the General Assembly
1686 having cognizance of matters relating to housing. Such report shall
1687 include recommendations on methods to increase such housing options
1688 and any legislation necessary to implement such recommendations.

1689 Sec. 534. (NEW) (*Effective from passage*) (a) There is established the
1690 majority leaders' roundtable group on affordable housing. The group
1691 shall study (1) existing affordable housing policies, programs and
1692 initiatives in the state, (2) the potential conversion of state properties
1693 into affordable housing developments, (3) successful models and best
1694 practices from other states or regions to inform potential policy
1695 recommendations, (4) the potential conversion of commercial properties
1696 such as hotels, malls and office buildings into residential buildings, and
1697 (5) any other topics related to the promotion and development of
1698 affordable housing in the state.

1699 (b) The roundtable group shall consist of the following members:

1700 (1) The cochairs and ranking members of the joint standing
1701 committees of the General Assembly having cognizance of matters
1702 relating to housing and planning and development;

1703 (2) The majority leader of the Senate;

- 1704 (3) The majority leader of the House of Representatives;
- 1705 (4) Three appointed by the majority leader of the House of
1706 Representatives, one of whom has expertise in public housing, one of
1707 whom represents a regional council of governments, and one of whom
1708 represents a business advocacy organization or regional chamber of
1709 commerce;
- 1710 (5) Three appointed by the majority leader of the Senate, one of whom
1711 has expertise in regional planning, one of whom has expertise in local
1712 planning and zoning, and one of whom has expertise in housing
1713 development.
- 1714 (6) The Commissioner of Administrative Services, or the
1715 commissioner's designee;
- 1716 (7) The Commissioner of Housing, or the commissioner's designee;
- 1717 (8) The Commissioner of Economic and Community Development,
1718 or the commissioner's designee;
- 1719 (9) The Commissioner of Transportation, or the commissioner's
1720 designee;
- 1721 (10) The Responsible Growth Coordinator, or the coordinator's
1722 designee;
- 1723 (11) The executive director of the Connecticut Housing Finance
1724 Authority, or the executive director's designee;
- 1725 (12) A representative of the Connecticut Conference of
1726 Municipalities; and
- 1727 (13) A representative of the Connecticut Council of Small Towns.
- 1728 (c) Any member of the roundtable group appointed under
1729 subdivision (1), (2), (3) or (4) of subsection (b) of this section may be a
1730 member of the General Assembly.

1731 (d) All initial appointments to the roundtable group shall be made
1732 not later than thirty days after the effective date of this section. Any
1733 vacancy shall be filled by the appointing authority.

1734 (e) The majority leader of the Senate and the majority leader of the
1735 House of Representatives shall be the chairpersons for the roundtable
1736 group. The chairpersons shall schedule the first meeting of the
1737 roundtable group, which shall be held not later than sixty days after the
1738 effective date of this section.

1739 (f) The administrative staff of the joint standing committee of the
1740 General Assembly having cognizance of matters relating to housing
1741 shall serve as administrative staff of the roundtable group.

1742 (g) Not later than January 1, 2024, and annually on January first
1743 thereafter, the roundtable group shall submit a report on its findings
1744 and recommendations to the joint standing committee of the General
1745 Assembly having cognizance of matters relating to housing, in
1746 accordance with the provisions of section 11-4a of the general statutes.

1747 Sec. 535. Section 8-336q of the general statutes is repealed and the
1748 following is substituted in lieu thereof (*Effective October 1, 2023*):

1749 (a) The commissioner, in consultation with the Treasurer, the
1750 Secretary of the Office of Policy and Management and the Connecticut
1751 Housing Finance Authority, [and after consideration of the
1752 recommendations of the committee established by subsection (b) of this
1753 section,] shall establish regulations and criteria for rating various
1754 proposals for funds under the Housing Trust Fund program. The
1755 regulations shall be adopted pursuant to chapter 54 and posted on the
1756 department's web site.

1757 [(b) There shall be a Housing Trust Fund Program Advisory
1758 Committee. Said committee shall meet at least semiannually and shall
1759 advise the commissioner on (1) the administration, management and
1760 objectives of the Housing Trust Fund program; and (2) the development
1761 of regulations, procedures and rating criteria for the program. The

1762 committee shall be appointed by the commissioner, in consultation with
1763 the Treasurer and the secretary and shall include the chairpersons and
1764 ranking members of the joint standing committee of the General
1765 Assembly having cognizance of matters relating to planning and
1766 development, and the joint standing committee of the General
1767 Assembly having cognizance of matters relating to housing and
1768 representatives from each of the following: (A) The nonprofit housing
1769 development community; (B) the for-profit housing development
1770 community; (C) a housing authority; (D) a community development
1771 financial institution; (E) the Connecticut Housing Finance Authority; (F)
1772 a state-wide housing organization; (G) an elected or appointed official
1773 of a municipality with a population of less than fifty thousand; (H) an
1774 elected or appointed official of a municipality with a population
1775 between fifty thousand and one hundred thousand; (I) an elected or
1776 appointed official of a municipality with a population in excess of one
1777 hundred thousand; and (J) the employers of the state, which may be
1778 satisfied by the appointment of a representative from a state business
1779 and industry association or regional chambers of commerce.]

1780 [(c)] (b) The commissioner may adopt regulations, in accordance with
1781 the provisions of chapter 54, to carry out the provisions of sections 8-
1782 336m to 8-336q, inclusive, as amended by this act.

1783 [(d)] (c) The commissioner may request, inspect and audit reports,
1784 books and records and any other financial or project-related information
1785 with respect to eligible applicants that receive financial assistance,
1786 including, without limitation, resident or employment information,
1787 financial and operating statements and audits. The commissioner may
1788 investigate the accuracy and completeness of such reports, books and
1789 records.

1790 [(e)] (d) Whenever financial assistance is provided pursuant to
1791 section 8-336p, the commissioner may take all reasonable steps and
1792 exercise all available remedies necessary or desirable to protect the
1793 obligations or interests of the state, including, but not limited to,
1794 amending any term or condition of a contract or agreement, provided

1795 such amendment is allowed or agreed to pursuant to such contract or
1796 agreement, or purchasing or redeeming, pursuant to foreclosure
1797 proceedings, bankruptcy proceedings or in other judicial proceedings,
1798 any property on which such commissioner or the department holds a
1799 mortgage or other lien, or in which the commissioner or the department
1800 has an interest.

1801 Sec. 536. Subsection (d) of section 47a-21 of the general statutes is
1802 repealed and the following is substituted in lieu thereof (*Effective October*
1803 *1, 2023*):

1804 (d) (1) Not later than the time specified in subdivision (2) of this
1805 subsection, the person who is the landlord at the time a tenancy is
1806 terminated, other than a rent receiver, shall pay to the tenant or former
1807 tenant: (A) The amount of any security deposit that was deposited by
1808 the tenant with the person who was landlord at the time such security
1809 deposit was deposited less the value of any damages that any person
1810 who was a landlord of such premises at any time during the tenancy of
1811 such tenant has suffered as a result of such tenant's failure to comply
1812 with such tenant's obligations; and (B) any accrued interest. If the
1813 landlord at the time of termination of a tenancy is a rent receiver, such
1814 rent receiver shall return security deposits in accordance with the
1815 provisions of subdivision (3) of this subsection.

1816 (2) Upon termination of a tenancy, any tenant may notify the landlord
1817 in writing of such tenant's forwarding address. Not later than [thirty]
1818 twenty-one days after termination of a tenancy or fifteen days after
1819 receiving written notification of such tenant's forwarding address,
1820 whichever is later, each landlord other than a rent receiver shall deliver
1821 to the tenant or former tenant at such forwarding address either (A) the
1822 full amount of the security deposit paid by such tenant plus accrued
1823 interest, or (B) the balance of such security deposit and accrued interest
1824 after deduction for any damages suffered by such landlord by reason of
1825 such tenant's failure to comply with such tenant's obligations, together
1826 with a written statement itemizing the nature and amount of such
1827 damages. Any landlord who violates any provision of this subsection

1828 shall be liable for twice the amount of any security deposit paid by such
1829 tenant, except that, if the only violation is the failure to deliver the
1830 accrued interest, such landlord shall be liable for ten dollars or twice the
1831 amount of the accrued interest, whichever is greater.

1832 (3) (A) Any receiver who is authorized by a court to return security
1833 deposits and to inspect the premises of any tenant shall pay security
1834 deposits and accrued interest in accordance with the provisions of
1835 subdivisions (1) and (2) of this subsection from the operating income of
1836 such receivership to the extent that any such payments exceed the
1837 amount in any escrow accounts for such tenants. (B) Any rent receiver
1838 shall present any claim by any tenant for return of a security deposit to
1839 the court which authorized the rent receiver. Such court shall determine
1840 the validity of any such claim and shall direct such rent receiver to pay
1841 from the escrow account or from the operating income of such property
1842 the amount due such tenant as determined by such court.

1843 Sec. 537. Subsection (i) of section 47a-21 of the general statutes is
1844 repealed and the following is substituted in lieu thereof (*Effective October*
1845 *1, 2023*):

1846 (i) On and after July 1, 1993, each landlord other than a landlord of a
1847 residential unit in any building owned or controlled by any educational
1848 institution and used by such institution for the purpose of housing
1849 students of such institution and their families, and each landlord or
1850 owner of a mobile manufactured home or of a mobile manufactured
1851 home space or lot or park, as such terms are defined in subdivisions (1),
1852 (2) and (3) of section 21-64, shall pay interest on each security deposit
1853 received by such landlord at a rate of not less than the average rate paid,
1854 as of December 30, 1992, on savings deposits by insured commercial
1855 banks as published in the Federal Reserve Board Bulletin rounded to the
1856 nearest one-tenth of one percentage point, except in no event shall the
1857 rate be less than one and one-half per cent. On and after January 1, 1994,
1858 the rate for each calendar year shall be not less than the deposit index,
1859 determined under this section as it was in effect during such year. On
1860 and after January 1, 2012, the rate for each calendar year shall be not less

1861 than the deposit index, as defined in section 36a-26, for that year. On the
1862 anniversary date of the tenancy and annually thereafter, such interest
1863 shall be paid to the tenant or resident or credited toward the next rental
1864 payment due from the tenant or resident, as the landlord or owner shall
1865 determine. If the tenancy is terminated before the anniversary date of
1866 such tenancy, or if the landlord or owner returns all or part of a security
1867 deposit prior to termination of the tenancy, the landlord or owner shall
1868 pay the accrued interest to the tenant or resident not later than [thirty]
1869 twenty-one days after such termination or return. Interest shall not be
1870 paid to a tenant for any month in which the tenant has been delinquent
1871 for more than ten days in the payment of any monthly rent, unless the
1872 landlord imposes a late charge for such delinquency. No landlord shall
1873 increase the rent due from a tenant because of the requirement that the
1874 landlord pay on interest the security deposit.

1875 Sec. 538. Section 8-45 of the general statutes is repealed and the
1876 following is substituted in lieu thereof (*Effective October 1, 2023*):

1877 (a) Each housing authority shall manage and operate its housing
1878 projects in an efficient manner so as to enable it to fix the rentals for
1879 dwelling accommodations at the lowest possible rates consistent with
1880 providing decent, safe and sanitary dwelling accommodations, and no
1881 housing authority shall construct or operate any such project for profit
1882 or as a source of revenue to the municipality. [To this end an] An
1883 authority shall fix the rentals for dwelling in its projects at no higher
1884 rates than it finds to be necessary in order to produce revenues which,
1885 together with all other available money, revenues, income and receipts
1886 of the authority from whatever sources derived, will be sufficient [(a)]
1887 (1) to pay, as the same become due, the principal and interest on the
1888 bonds of the authority; [(b)] (2) to meet the cost of, and to provide for,
1889 maintaining and operating the projects, including the cost of any
1890 insurance, and the administrative expenses of the authority; and [(c)] (3)
1891 to create, during not less than six years immediately succeeding its
1892 issuance of any bonds, a reserve sufficient to meet the largest principal
1893 and interest payments which will be due on such bonds in any one year
1894 thereafter and to maintain such reserve.

1895 **(b)** In the operation or management of housing projects an authority
1896 shall, at all times, rent or lease the dwelling accommodations therein at
1897 rentals within the financial reach of families of low income. The
1898 authority, subject to approval by the Commissioner of Housing, shall fix
1899 maximum income limits for the admission and for the continued
1900 occupancy of families in such housing, provided such maximum income
1901 limits and all revisions thereof for housing projects operated pursuant
1902 to any contract with any agency of the federal government shall be
1903 subject to the prior approval of such federal agency. The [Commissioner
1904 of Housing] commissioner shall define the income of a family to provide
1905 the basis for determining eligibility for the admission and for the
1906 continued occupancy of families under the maximum income limits
1907 fixed and approved. The definition of family income [,] by the
1908 [Commissioner of Housing,] commissioner may provide for the
1909 exclusion of all or part of the income of family members which, in the
1910 judgment of [said] the commissioner, is not generally available to meet
1911 the cost of basic living needs of the family.

1912 **(c)** Any housing authority administering a tenant-based rental
1913 assistance program, such as the federal Housing Choice Voucher
1914 program, shall, not later than thirty days after setting or updating the
1915 payment standard, as defined in 24 CFR 982.4, or any similar maximum
1916 monthly assistance payment for a dwelling accommodation, post such
1917 payment standard in a prominent and publicly accessible location on its
1918 Internet web site or the Internet web site of the municipality in which
1919 such authority is located. Such posting shall include (1) a disclaimer
1920 alerting program participants that the maximum allowable payment
1921 standard may not be applied in full to the actual rental rate paid by the
1922 applicant in certain circumstances, and (2) any rules or regulations
1923 adopted by such authority regarding such rental assistance programs.

1924 **(d)** Not later than January 1, 2024, the Commissioner of Housing, in
1925 consultation with the housing authorities of the state, shall develop a
1926 common rental application that may be used by any such housing
1927 authority.

1928 (e) No housing authority shall refuse to rent any dwelling
1929 accommodation to an otherwise qualified applicant on the ground that
1930 one or more of the proposed occupants are children born out of
1931 wedlock.

1932 (f) Each housing authority shall provide a receipt to each applicant
1933 for admission to its housing projects stating the time and date of
1934 application and shall maintain a list of such applications, which shall be
1935 a public record, as defined in section 1-200. The [Commissioner of
1936 Housing] commissioner shall, by regulation, provide for the manner in
1937 which such list shall be created, maintained and revised.

1938 (g) No provision of this chapter shall be construed as limiting the
1939 right of the authority to vest in an obligee the right, in the event of a
1940 default by such authority, to take possession of a housing project or
1941 cause the appointment of a receiver thereof or acquire title thereto
1942 through foreclosure proceedings, free from all the restrictions imposed
1943 by this chapter with respect to rental rates and tenant selection.

1944 Sec. 539. Section 8-48 of the general statutes is repealed and the
1945 following is substituted in lieu thereof (*Effective October 1, 2023*):

1946 In the cases of any tenants who are the recipients of one hundred per
1947 cent social services aid from the Department of Social Services of the
1948 state or any municipality and who have no income from any other
1949 source, rentals shall be fixed by each housing authority for the ensuing
1950 rental year established by the authority based on one-half of the costs
1951 and expenses set forth in subdivision (1) of subsection (a) of section 8-
1952 45, as amended by this act, plus the full amount of costs and expenses
1953 set forth in [subsections (b) and (c) of said section] subdivisions (2) and
1954 (3) of said subsection as set forth in the operating statements of the
1955 authority for the preceding fiscal year, which total amount shall be
1956 divided by the total number of rooms contained in all low-rent housing
1957 projects operated by such housing authority to establish the rental cost
1958 per room per annum for such tenants, from which figure shall be
1959 computed the rent per month per room. Said rentals shall govern for

1960 said rental year.

1961 Sec. 540. Section 10-285a of the general statutes is repealed and the
1962 following is substituted in lieu thereof (*Effective October 1, 2023*):

1963 (a)(1) The percentage of school building project grant money a local
1964 board of education may be eligible to receive, under the provisions of
1965 section 10-286, shall be assigned by the Commissioner of Administrative
1966 Services in accordance with the percentage calculated by the
1967 Commissioner of Education as follows: (A) For grants approved
1968 pursuant to section 10-283 for which application is made on and after
1969 July 1, 1991, and before July 1, 2011, (i) each town shall be ranked in
1970 descending order from one to one hundred sixty-nine according to such
1971 town's adjusted equalized net grand list per capita, as defined in section
1972 10-261; and (ii) based upon such ranking, a percentage of not less than
1973 twenty nor more than eighty shall be determined for each town on a
1974 continuous scale; (B) for grants approved pursuant to section 10-283 for
1975 which application is made on and after July 1, 2011, and before July 1,
1976 2017, (i) each town shall be ranked in descending order from one to one
1977 hundred sixty-nine according to such town's adjusted equalized net
1978 grand list per capita, as defined in section 10-261, and (ii) based upon
1979 such ranking, (I) a percentage of not less than ten nor more than seventy
1980 shall be determined for new construction or replacement of a school
1981 building for each town on a continuous scale, and (II) a percentage of
1982 not less than twenty nor more than eighty shall be determined for
1983 renovations, extensions, code violations, roof replacements and major
1984 alterations of an existing school building and the new construction or
1985 replacement of a school building when a town or regional school district
1986 can demonstrate that a new construction or replacement is less
1987 expensive than a renovation, extension or major alteration of an existing
1988 school building for each town on a continuous scale; (C) for grants
1989 approved pursuant to section 10-283 for which application is made on
1990 and after July 1, 2017, and before June 1, 2022, (i) each town shall be
1991 ranked in descending order from one to one hundred sixty-nine
1992 according to the adjusted equalized net grand list per capita, as defined
1993 in section 10-261, of the town two, three and four years prior to the fiscal

1994 year in which application is made, (ii) based upon such ranking, (I) a
1995 percentage of not less than ten nor more than seventy shall be
1996 determined for new construction or replacement of a school building for
1997 each town on a continuous scale, and (II) a percentage of not less than
1998 twenty nor more than eighty shall be determined for renovations,
1999 extensions, code violations, roof replacements and major alterations of
2000 an existing school building and the new construction or replacement of
2001 a school building when a town or regional school district can
2002 demonstrate that a new construction or replacement is less expensive
2003 than a renovation, extension or major alteration of an existing school
2004 building for each town on a continuous scale; and (D) except as
2005 otherwise provided in subdivision (2) of this subsection, for grants
2006 approved pursuant to section 10-283 for which application is made on
2007 and after June 1, 2022, (i) each town shall be ranked in descending order
2008 from one to one hundred sixty-nine according to the adjusted equalized
2009 net grand list per capita, as defined in section 10-261, of the town two,
2010 three and four years prior to the fiscal year in which application is made,
2011 and (ii) based upon such ranking, (I) a percentage of not less than ten
2012 nor more than seventy shall be determined for new construction or
2013 replacement of a school building for each town on a continuous scale,
2014 and (II) a percentage of not less than twenty nor more than eighty shall
2015 be determined for renovations, extensions, code violations, roof
2016 replacements and major alterations of an existing school building and
2017 the new construction or replacement of a school building when a town
2018 or regional school district can demonstrate that a new construction or
2019 replacement is less expensive than a renovation, extension or major
2020 alteration of an existing school building for each town on a continuous
2021 scale.

2022 (2) For grants approved pursuant to section 10-283 for which
2023 application is made prior to July 1, 2047, the percentage of school
2024 building project grant money a local board of education for (A) any
2025 town with a total population of eighty thousand or greater may be
2026 eligible to receive shall be the greater of the percentage calculated
2027 pursuant to subdivision (1) of this subsection or sixty per cent, and (B)

2028 the town of Cheshire shall be the greater of the percentage calculated
2029 pursuant to subdivision (1) of this subsection or fifty per cent.

2030 (b) (1) Except as otherwise provided in subdivision (2) of this
2031 subsection, the percentage of school building project grant money a
2032 regional board of education may be eligible to receive under the
2033 provisions of section 10-286 shall be determined by its ranking. Such
2034 ranking shall be determined by (A) multiplying the total population, as
2035 defined in section 10-261, of each town in the district by such town's
2036 ranking, as determined in subsection (a) of this section, (B) adding
2037 together the figures determined under subparagraph (A) of this
2038 subdivision, and (C) dividing the total computed under subparagraph
2039 (B) of this subdivision by the total population of all towns in the district.
2040 The ranking of each regional board of education shall be rounded to the
2041 next higher whole number and each such board shall receive the same
2042 reimbursement percentage as would a town with the same rank plus ten
2043 per cent, except that no such percentage shall exceed eighty-five per
2044 cent.

2045 (2) Any board of education of a regional school district established or
2046 expanded on or after July 1, 2016, that submits an application for a
2047 school building project (A) not later than ten years after the
2048 establishment or expansion of such regional school district, and (B) that
2049 is related to such establishment or expansion, may be eligible to receive
2050 a percentage of school building project grant money, under the
2051 provisions of section 10-286, as follows: The reimbursement percentage
2052 of the town in such regional school district with the greatest
2053 reimbursement percentage, as determined in subsection (a) of this
2054 section, plus ten per cent.

2055 (c) The percentage of school building project grant money a regional
2056 educational service center may be eligible to receive shall be determined
2057 by its ranking. Such ranking shall be determined by (1) multiplying the
2058 population of each member town in the regional educational service
2059 center by such town's ranking, as determined in subsection (a) of this
2060 section; (2) adding together the figures for each town determined under

2061 subdivision (1) of this subsection, and (3) dividing the total computed
2062 under subdivision (2) of this subsection by the total population of all
2063 member towns in the regional educational service center. The ranking
2064 of each regional educational service center shall be rounded to the next
2065 higher whole number and each such center shall receive the same
2066 reimbursement percentage as would a town with the same rank.

2067 (d) The percentage of school building project grant money a
2068 cooperative arrangement pursuant to section 10-158a, may be eligible to
2069 receive shall be determined by its ranking. Such ranking shall be
2070 determined by (1) multiplying the total population, as defined in section
2071 10-261, of each town in the cooperative arrangement by such town's
2072 ranking, as determined in subsection (a) of this section, (2) adding the
2073 products determined under subdivision (1) of this subsection, and (3)
2074 dividing the total computed under subdivision (2) of this subsection by
2075 the total population of all towns in the cooperative arrangement. The
2076 ranking of each cooperative arrangement shall be rounded to the next
2077 higher whole number and each such cooperative arrangement shall
2078 receive the same reimbursement percentage as would a town with the
2079 same rank plus ten percentage points.

2080 (e) If an elementary school building project for a new building or for
2081 the expansion of an existing building includes space for a school
2082 readiness program, the percentage determined pursuant to this section
2083 shall be increased by five percentage points, but shall not exceed one
2084 hundred per cent, for the portion of the building used primarily for such
2085 purpose. Recipient districts shall maintain full-day preschool
2086 enrollment for at least ten years.

2087 (f) The percentage determined pursuant to this section for a school
2088 building project grant for the expansion, alteration or renovation of an
2089 existing public school building to convert such building for use as a
2090 lighthouse school, as defined in section 10-266cc, shall be increased by
2091 ten percentage points.

2092 (g) The percentage determined pursuant to this section for a school

2093 building project grant shall be increased by the percentage of the total
2094 projected enrollment of the school attributable to the number of spaces
2095 made available for out-of-district students participating in the program
2096 established pursuant to section 10-266aa, provided the maximum
2097 increase shall not exceed ten percentage points.

2098 (h) Subject to the provisions of section 10-285d, if an elementary
2099 school building project for a school in a priority school district or for a
2100 priority school is necessary in order to offer a full-day kindergarten
2101 program or a full-day preschool program or to reduce class size
2102 pursuant to section 10-265f, the percentage determined pursuant to this
2103 section shall be increased by ten percentage points for the portion of the
2104 building used primarily for such full-day kindergarten program, full-
2105 day preschool program or such reduced size classes. Recipient districts
2106 that receive an increase pursuant to this subsection in support of a full-
2107 day preschool program, shall maintain full-day preschool enrollment
2108 for at least ten years.

2109 (i) For all projects authorized on or after July 1, 2007, all attorneys'
2110 fees and court costs related to litigation shall be eligible for state school
2111 construction grant assistance only if the grant applicant is the prevailing
2112 party in any such litigation.

2113 (j) The percentage determined pursuant to this section for a school
2114 building project grant for a diversity school, approved pursuant to
2115 section 10-286h, shall be increased by ten percentage points.

2116 (k) The percentage of school building project grant money a local or
2117 regional board of education for a municipality deemed to be an inclusive
2118 municipality by the Commissioner of Housing may be eligible to receive
2119 shall be increased by five percentage points. As used in this subsection,
2120 "inclusive municipality" means any municipality that: (1) Has a total
2121 population, as defined in section 10-261, that is greater than six
2122 thousand; (2) has less than ten per cent of its housing units determined
2123 by the commissioner to be affordable; (3) has adopted and maintains
2124 zoning regulations that (A) promote fair housing, as determined by the

2125 commissioner, (B) provide a streamlined process for the approval of the
 2126 development of multifamily housing of three units or more, (C) permit
 2127 mixed-use development, and (D) allow accessory dwelling units; and
 2128 (4) has constructed new affordable housing units that (A) are restricted,
 2129 through deeds, covenants or other means, to individuals or families
 2130 whose income is eighty per cent or less of the state median income, and
 2131 (B) equal at least one per cent of such town's total housing units in the
 2132 three years immediately preceding the submission of an application
 2133 under this section.

2134 Sec. 541. (NEW) (*Effective October 1, 2023*) (a) The Commissioner of
 2135 Housing shall, within available appropriations, establish a pilot
 2136 program to provide temporary housing for (1) persons experiencing
 2137 homelessness, or (2) veterans who need respite care. Such program shall
 2138 be implemented in not fewer than three municipalities, each with a
 2139 population of not less than seventy-five thousand, and shall provide not
 2140 fewer than twenty housing units for eligible persons who need respite
 2141 care because they are recovering from injury or illness. The
 2142 commissioner shall establish eligibility criteria for persons eligible to
 2143 participate in the pilot program. The commissioner may contract with
 2144 one or more nonprofit organizations to administer the program. Not
 2145 later than January 1, 2025, the commissioner shall submit a report on the
 2146 pilot program, in accordance with the provisions of section 11-4a of the
 2147 general statutes, to the joint standing committee of the General
 2148 Assembly having cognizance of matters relating to housing. The pilot
 2149 program shall terminate on January 1, 2025."

This act shall take effect as follows and shall amend the following sections:

Sec. 501	<i>October 1, 2023</i>	7-148(c)(7)(A)
Sec. 502	<i>October 1, 2023</i>	New section
Sec. 503	<i>October 1, 2023</i>	47a-1
Sec. 504	<i>October 1, 2023</i>	New section
Sec. 505	<i>October 1, 2023</i>	47a-4(a)
Sec. 506	<i>October 1, 2023</i>	47a-15a
Sec. 507	<i>July 1, 2023</i>	8-339

Sec. 508	<i>October 1, 2023</i>	47a-23c
Sec. 509	<i>October 1, 2023</i>	8-41(a)
Sec. 510	<i>October 1, 2023</i>	8-68f
Sec. 511	<i>October 1, 2023</i>	New section
Sec. 512	<i>October 1, 2023</i>	47a-58
Sec. 513	<i>October 1, 2023</i>	8-68d
Sec. 514	<i>October 1, 2023</i>	47a-6a(a) and (b)
Sec. 515	<i>October 1, 2023</i>	New section
Sec. 516	<i>July 1, 2023</i>	New section
Sec. 517	<i>October 1, 2023</i>	New section
Sec. 518	<i>from passage</i>	New section
Sec. 519	<i>October 1, 2023</i>	8-345
Sec. 520	<i>July 1, 2023</i>	New section
Sec. 521	<i>July 1, 2024, and applicable to any summary process action disposed of before or after such date</i>	New section
Sec. 522	<i>October 1, 2023</i>	12-494
Sec. 523	<i>July 1, 2023</i>	12-498
Sec. 524	<i>October 1, 2023</i>	46a-81e
Sec. 525	<i>from passage</i>	22a-430(g)
Sec. 526	<i>June 1, 2024</i>	New section
Sec. 527	<i>June 1, 2024, and applicable to assessment years commencing on or after June 1, 2024</i>	12-63b
Sec. 528	<i>June 1, 2024</i>	8-395
Sec. 529	<i>June 1, 2024</i>	29-263
Sec. 530	<i>June 1, 2024, and applicable to assessment years commencing on or after June 1, 2024</i>	New section
Sec. 531	<i>June 1, 2024</i>	New section
Sec. 532	<i>June 1, 2024</i>	New section
Sec. 533	<i>from passage</i>	New section
Sec. 534	<i>from passage</i>	New section
Sec. 535	<i>October 1, 2023</i>	8-336q
Sec. 536	<i>October 1, 2023</i>	47a-21(d)
Sec. 537	<i>October 1, 2023</i>	47a-21(i)
Sec. 538	<i>October 1, 2023</i>	8-45
Sec. 539	<i>October 1, 2023</i>	8-48

Sec. 540	<i>October 1, 2023</i>	10-285a
Sec. 541	<i>October 1, 2023</i>	New section