OFFICE OF FISCAL ANALYSIS

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sSB-209
AN ACT CONCERNING NONRESIDENT LANDLORD REGISTRATION AND INCREASING PENALTIES FOR REPEAT BUILDING AND FIRE CODE VIOLATIONS.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 25 $	FY 26 $
Judicial Dept. (Probation)	GF - Potential Cost	Minimal	Minimal
Resources of the General Fund	GF - Potential Revenue Gain	Minimal	Minimal

Note: GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 25 $	FY 26 $
Various Municipalities	Revenue Gain	Potential	Potential

Explanation

The bill requires municipalities with a population of 25,000 or more to require certain residential property owners and landlords to report information to the municipality and establishes that failure to do so will result in a violation.[1] This results in a potential revenue gain to municipalities beginning in FY 25 as reporting requirement violations result in a $100 fine.

There is an additional revenue gain to municipalities that have established an ordinance for a civil penalty for reporting requirement

[1] According to the U.S. Census Bureau population estimates, in 2022 there were 45 towns in Connecticut with a population of 25,000 or more.

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violations. This penalty may be up to $500 for a first violation and up to $1,000 for subsequent violations.

The bill also increases second and subsequent penalties for certain fire and building code violations, which results in a potential cost to the Judicial Department for probation and a potential revenue gain to the General Fund from fines. On average, the marginal cost to the state for incarcerating an offender for the year is $3,300[2] while the average marginal cost for supervision in the community is less than $800[3] each year for adults. In FY 23, there were less 50 total offenses recorded and less than $1,000 in total revenue for these offenses.[4]

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of violations.

[2]Inmate marginal cost is based on increased consumables (e.g., food, clothing, water, sewage, living supplies, etc.). This does not include a change in staffing costs or utility expenses because these would only be realized if a unit or facility opened.

[3]Probation marginal cost is based on services provided by private providers and only includes costs that increase with each additional participant. This does not include a cost for additional supervision by a probation officer unless a new offense is anticipated to result in enough additional offenders to require additional probation officers.

[4]CGS Sec. 29-354: 3 offenses; CGS Sec. 29-291c: 25 offenses and $1,000 revenue; and CGS Sec. 29-254a: 18 offenses