



General Assembly

February Session, 2024

Committee Bill No. 6

LCO No. 1820



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING HOUSING.

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

1 Section 1. (NEW) (*Effective October 1, 2024*) As used in sections 1 to 4,
2 inclusive, of this act:

3 (1) "Commissioner" means the Commissioner of Economic and
4 Community Development;

5 (2) "Dwelling unit" has the same meaning as provided in section 47a-
6 1 of the general statutes;

7 (3) "Housing authority" means a public body corporate and politic
8 created pursuant to section 8-40 of the general statutes, as amended by
9 this act, or any state entity providing funds for affordable housing or
10 administering an affordable housing program;

11 (4) "Housing authority development" means a development that is,
12 in whole or in part, owned, acquired, or developed by a housing
13 authority;

14 (5) "Housing Growth Fund" or "fund" means the Housing Growth

15 Fund established pursuant to section 2 of this act;

16 (6) "Housing growth score" means the sum of a municipality's total
17 points calculated by the commissioner pursuant to section 3 of this act;

18 (7) "Mixed-income development" means a development in which
19 some, but not all, housing units are sold or rented at prices at or below
20 what would qualify as affordable housing, as defined in section 8-39a of
21 the general statutes;

22 (8) "Mixed-use development" means a development containing one
23 or more multifamily or single-family dwelling units and one or more
24 commercial, public, institutional, retail, office or industrial uses;

25 (9) "Multifamily housing" means a building that contains two or more
26 dwelling units, as defined in section 47a-1 of the general statutes;

27 (10) "Municipality" has the same meaning as provided in subsection
28 (a) of section 7-148 of the general statutes;

29 (11) "Set-aside development" has the same meaning as provided in
30 section 8-30g of the general statutes;

31 (12) "Total state-wide housing growth score" means the sum of the
32 housing growth scores of all municipalities pursuant to section 3 of this
33 act; and

34 (13) "Transit", "transit facility" and "transit-oriented development"
35 have the same meanings as provided in section 7-339cc of the general
36 statutes.

37 Sec. 2. (NEW) (*Effective October 1, 2024*) (a) There is established the
38 Housing Growth Fund, which shall be developed and administered by
39 the Commissioner of Economic and Community Development. The
40 purpose of the fund shall be to provide grants to eligible municipalities
41 in accordance with section 4 of this act for purposes of (1) increasing the
42 availability of affordable housing, as defined in section 8-39a of the

43 general statutes, (2) promoting the production of housing affordable to
44 families of low and moderate income, as defined in section 8-39 of the
45 general statutes, as amended by this act, and (3) maximizing the amount
46 of residential, commercial and leisure space within walking distance of
47 transit facilities.

48 (b) The commissioner shall, within available appropriations, allocate
49 fifty million dollars to the Housing Growth Fund on an annual basis.

50 Sec. 3. (NEW) (*Effective October 1, 2024*) (a) On or before March 1, 2025,
51 and annually thereafter on or before March first, the Commissioner of
52 Economic and Community Development shall calculate a housing
53 growth score for each municipality in the state based on the number of
54 dwelling units approved for construction within the municipality
55 during the preceding fiscal year. The housing growth score for each
56 municipality shall be posted on the Internet web site of the Department
57 of Economic and Community Development.

58 (b) On or before December 1, 2024, and annually thereafter on or
59 before December first, each municipality shall provide the
60 commissioner any documentation deemed necessary by the
61 commissioner for the calculation of such municipality's housing growth
62 score. Any municipality that fails to submit such necessary information
63 to the commissioner by December first shall be ineligible to receive any
64 grant funding pursuant to section 4 of this act.

65 (c) The following point values shall be assigned by the commissioner
66 to compute a municipality's housing growth score for each dwelling
67 unit approved for construction by the municipality during the
68 preceding fiscal year:

69 (1) For each dwelling unit located in the municipality, one point shall
70 be awarded;

71 (2) For each dwelling unit located within a mixed-used development;
72 one and one-half points shall be awarded;

73 (3) For each dwelling unit located within a mixed-income
74 development, one and one-half points shall be awarded;

75 (4) For each dwelling unit located within a transit-oriented
76 development, two points shall be awarded;

77 (5) For each dwelling unit located within multifamily housing, two
78 points shall be awarded;

79 (6) For each dwelling unit located within a housing authority
80 development, two points shall be awarded;

81 (7) Except as provided in subsection (d) of this section, for each
82 dwelling unit located within a set-aside development, three points shall
83 be awarded; and

84 (8) For each dwelling unit that is or will be sold or rented at, or below,
85 a price such that individuals and families earning thirty per cent of the
86 median income of the state shall pay not more than thirty per cent of
87 their annual income in rent or mortgage payments for such unit, three
88 points shall be awarded.

89 (d) The commissioner shall not assess a point value to a dwelling unit
90 located within an affordable housing development, as defined in
91 subsection (a) of section 8-30g of the general statutes, if such
92 development was completed pursuant to a successful appeal of a denial
93 of an affordable housing application in the Superior Court pursuant to
94 section 8-30g of the general statutes.

95 (e) The commissioner shall calculate the sum total of each housing
96 growth score determined for each municipality to determine the total
97 state-wide housing growth score.

98 (f) The commissioner may request, inspect and audit any reports,
99 books, records and any other financial or project-related information
100 concerning the calculation of a municipality's housing growth score as
101 set forth in this section.

102 Sec. 4. (NEW) (*Effective October 1, 2024*) (a) On or before June 1, 2025,
103 and annually thereafter on or before June first, the Commissioner of
104 Economic and Community Development shall award a grant from the
105 Housing Growth Fund to any municipality eligible for such grant
106 pursuant to this section. Such grant shall be equal to the percentage of
107 annual available funds in the Housing Growth Fund, as determined by
108 the commissioner, as the percentage that results from dividing the
109 eligible municipality's housing growth score by the total state-wide
110 housing growth score.

111 (b) To be eligible for a grant under this section, a municipality shall
112 submit to the commissioner any documentation required by the
113 commissioner pursuant to subsection (b) of section 3 of this act, and (1)
114 (A) shall have approved during the preceding fiscal year at least two per
115 cent of the total housing permits that were approved in the state as a
116 whole, or (B) have a poverty rate that is above the state's poverty rate,
117 as determined by the most recent federal decennial census; (2) shall have
118 approved during the preceding fiscal year not less than triple the
119 number of new housing permits as demolition permits; and (3) shall
120 have approved during the preceding fiscal year not less than ten per
121 cent of housing permits in the municipality for dwelling units that will
122 be sold or rented at, or below, a price such that individuals and families
123 earning thirty per cent of the median income of the state shall pay not
124 more than thirty per cent of their annual income in rent or mortgage
125 payments for such unit.

126 (c) The commissioner may adopt regulations in accordance with the
127 provisions of chapter 54 of the general statutes to carry out the purposes
128 of this section, and any such regulations shall be posted on the Internet
129 web site of the Department of Economic and Community Development.

130 Sec. 5. (NEW) (*Effective July 1, 2024, and applicable to taxable years*
131 *commencing on and after July 1, 2024*) (a) As used in this section:

132 (1) "Affordable housing" has the same meaning as provided in section
133 8-39a of the general statutes;

134 (2) "Commercial building" means a structure primarily designed or
135 used for nonresidential purposes, including, but not limited to, hotels,
136 retail space or office space. "Commercial building" does not include an
137 industrial building;

138 (3) "Conversion plan" means any construction plan and specifications
139 for the proposed conversion of a commercial building into a residential
140 development that contains sufficient detail to enable the commissioner
141 to evaluate compliance with the standards developed under the
142 provisions of subsections (c) and (k) of this section;

143 (4) "Dwelling unit" has the same meaning as provided in section 47a-
144 1 of the general statutes;

145 (5) "Industrial building" means a structure that is used primarily for
146 industrial activity and that is generally not open to the public, including
147 but not limited to, warehouses, factories and storage facilities;

148 (6) "Nonprofit corporation" means a nonprofit corporation
149 incorporated pursuant to chapter 602 of the general statutes or any
150 predecessor statutes thereto, and having as one of its purposes the
151 construction, conversion, ownership or operation of housing;

152 (7) "Owner" means (A) any taxpayer filing a state of Connecticut tax
153 return who possesses title to a commercial building, or prospective title
154 in the form of a purchase agreement or option to purchase a commercial
155 building to be converted into a residential development, or (B) a
156 nonprofit corporation that possesses such title or prospective title;

157 (8) "Qualified conversion expenditures" means any costs incurred for
158 the physical construction involved in the conversion of a commercial
159 building into a residential development. "Qualified conversion
160 expenditures" does not include: (A) The owner's personal labor, (B) the
161 cost of site improvements, unless to provide building access to persons
162 with disabilities, (C) the cost of a new addition, except as may be
163 required to comply with any provision of the State Building Code or the

164 State Fire Safety Code, (D) any cost associated with the conversion of an
165 outbuilding, unless such building shall contain one or more dwelling
166 units, and (E) any nonconstruction cost such as architectural fees, legal
167 fees and financing fees; and

168 (9) "Residential development" means a structure or structures that
169 contains one or more dwelling units.

170 (b) Not later than January 1, 2025, the Commissioner of Housing shall
171 establish a program to administer a system of tax credit vouchers within
172 the resources, requirements and purposes of this section for owners
173 converting commercial buildings into residential developments or
174 taxpayers making contributions that are qualified conversion
175 expenditures. Any owner eligible to apply for a tax credit voucher
176 pursuant to this section shall be eligible for such voucher in an amount
177 equal to ten per cent of the qualified conversion expenditures.

178 (c) Not later than January 1, 2025, the commissioner shall develop
179 standards for the approval of tax credit vouchers for the conversion of
180 commercial buildings into residential developments for which a tax
181 credit voucher is sought. Any such standards shall take into account
182 whether such conversion will create or preserve units for affordable
183 housing.

184 (d) Prior to beginning any conversion work on a commercial building
185 for which an owner will seek a tax credit voucher under this section,
186 such owner shall submit a conversion plan to the commissioner for a
187 determination of whether such conversion plan meets the standards
188 developed under the provisions of subsections (c) and (k) of this section
189 and shall also submit to the commissioner an estimate of the qualified
190 conversion expenditures and any other information prescribed by the
191 commissioner. Not later than sixty days after receipt of such plan,
192 estimate of qualified conversion expenditures and other such
193 information prescribed by the commissioner, the commissioner shall
194 determine whether such plan conforms to the standards developed
195 under the provisions of subsections (c) and (k) of this section.

196 (e) If the commissioner certifies that the conversion plan conforms to
197 the standards developed under the provisions of subsections (c) and (k)
198 of this section, the commissioner shall reserve for the benefit of the
199 owner an allocation for a tax credit equivalent to ten per cent of the
200 projected qualified conversion expenditures.

201 (f) Following the completion of the conversion of a commercial
202 building into a residential development, the owner shall notify the
203 commissioner that such conversion has been completed. The owner
204 shall provide the commissioner with documentation of work performed
205 on the commercial building and shall certify the cost incurred in
206 converting such building into a residential development. The
207 commissioner shall review such conversion work and verify its
208 compliance with the conversion plan. Following such verification, the
209 commissioner shall issue a tax credit voucher to either the owner
210 converting the commercial building or to the taxpayer named by the
211 owner as contributing to the conversion. The tax credit voucher shall be
212 in an amount equivalent to the lesser of (1) the tax credit reserved upon
213 certification of the conversion plan under the provisions of subsection
214 (e) of this section, or (2) ten per cent of the actual qualified conversion
215 expenditures. In order to obtain a credit against any state tax due that is
216 specified in subsection (h) of this section, the holder of the tax credit
217 voucher shall file the voucher with the holder's state tax return.

218 (g) The owner of a commercial building converted into a residential
219 development shall not be eligible for a tax credit voucher under
220 subsections (c) and (k) of this section, unless the owner incurs qualified
221 conversion expenditures exceeding fifteen thousand dollars.

222 (h) (1) The Commissioner of Revenue Services shall grant a credit
223 against the tax imposed under chapter 229 or 208a of the general
224 statutes, as applicable, in accordance with the following:

225 (A) (i) For a taxpayer described under subparagraph (A) of
226 subdivision (7) of subsection (a) of this section holding a tax credit
227 voucher issued on or after January 1, 2025, under subsections (b) to (g),

228 inclusive, of this section, against the tax imposed under chapter 229 of
229 the general statutes in the amount specified in the tax credit voucher.

230 (ii) If the amount of the tax credit voucher exceeds the taxpayer's
231 liability for the tax imposed under chapter 229 of the general statutes,
232 the Commissioner of Revenue Services shall treat such excess as an
233 overpayment and, except as provided under section 12-739 or 12-742 of
234 the general statutes, shall refund the amount of such excess, without
235 interest, to the taxpayer; and

236 (B) (i) For an owner that is a nonprofit corporation holding a tax credit
237 voucher issued on or after January 1, 2025, under subsections (b) to (g),
238 inclusive, of this section, against the tax due under chapter 208a of the
239 general statutes in the amount specified in the tax credit voucher.

240 (ii) Any unused portion of such credit under this subparagraph may
241 be carried forward to any or all of the four income years following the
242 year in which the tax credit voucher is issued.

243 (2) The Commissioner of Housing shall provide a copy of the voucher
244 to the Commissioner of Revenue Services upon the request of the
245 Commissioner of Revenue Services.

246 (i) A credit issued under this section shall not exceed thirty thousand
247 dollars per dwelling unit for a commercial building converted into a
248 residential development for an owner that is not a nonprofit
249 corporation, or not exceeding fifty thousand dollars per such dwelling
250 unit for an owner that is a nonprofit corporation.

251 (j) The aggregate amount of all tax credits that may be reserved by
252 the Commissioner of Housing upon certification of conversion plans
253 under subsections (b) to (d), inclusive, of this section shall not exceed
254 three million dollars in any one fiscal year.

255 (k) The Commissioner of Housing may, in consultation with the
256 Commissioner of Revenue Services, adopt regulations in accordance
257 with the provisions of chapter 54 of the general statutes to carry out the

258 purposes of this section.

259 Sec. 6. Section 12-494 of the 2024 supplement to the general statutes
260 is repealed and the following is substituted in lieu thereof (*Effective*
261 *October 1, 2024*):

262 (a) There is imposed a tax on each deed, instrument or writing,
263 whereby any lands, tenements or other realty is granted, assigned,
264 transferred or otherwise conveyed to, or vested in, the purchaser, or any
265 other person by such purchaser's direction, when the consideration for
266 the interest or property conveyed equals or exceeds two thousand
267 dollars:

268 (1) Subject to the provisions of [subsection] subsections (b) and (c) of
269 this section, at the rate of three-quarters of one per cent of the
270 consideration for the interest in real property conveyed by such deed,
271 instrument or writing, the revenue from which shall be remitted by the
272 town clerk of the municipality in which such tax is paid, not later than
273 ten days following receipt thereof, to the Commissioner of Revenue
274 Services for deposit to the credit of the state General Fund; and

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

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

283 (1) In the case of any conveyance of real property which at the time
284 of such conveyance is used for any purpose other than residential use,
285 except unimproved land, the tax under said subdivision (1) shall be
286 imposed at the rate of one and one-quarter per cent of the consideration
287 for the interest in real property conveyed. For the purposes of this

288 subdivision, "unimproved land" includes land designated as farm,
289 forest or open space land;

290 (2) [In] Except as provided in subsection (c) of this section, in the case
291 of any conveyance in which the real property conveyed is a residential
292 estate, including a primary dwelling and any auxiliary housing or
293 structures, regardless of the number of deeds, instruments or writings
294 used to convey such residential real estate, for which the consideration
295 or aggregate consideration, as the case may be, in such conveyance is
296 eight hundred thousand dollars or more, the tax under said subdivision
297 (1) shall be imposed:

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

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

304 (C) On and after July 1, 2020, (i) at the rate of one and one-quarter per
305 cent on that portion of such consideration in excess of eight hundred
306 thousand dollars up to and including the amount of two million five
307 hundred thousand dollars, and (ii) at the rate of two and one-quarter
308 per cent on that portion of such consideration in excess of two million
309 five hundred thousand dollars; and

310 (3) In the case of any conveyance in which real property on which
311 mortgage payments have been delinquent for not less than six months
312 is conveyed to a financial institution or its subsidiary that holds such a
313 delinquent mortgage on such property, the tax under said subdivision
314 (1) shall be imposed at the rate of three-quarters of one per cent of the
315 consideration for the interest in real property conveyed. [For the
316 purposes of subdivision (1) of this subsection, "unimproved land"
317 includes land designated as farm, forest or open space land.]

318 (c) On and after October 1, 2024, for a purchaser that is not an
319 individual, in the case of any conveyance in which the real property
320 conveyed is residential real estate, regardless of the number of deeds,
321 instruments or writings used to convey such residential real estate, in
322 lieu of the rate under subdivision (1) of subsection (a) of this section or
323 subdivision (2) of subsection (b) of this section, the rate of tax imposed
324 on such purchaser of the real property shall be:

325 (1) At the rate of one and three-quarters per cent on that portion of
326 such consideration up to and including the amount of eight hundred
327 thousand dollars; and

328 (2) At the rate of two and one-quarter per cent on that portion of such
329 consideration in excess of eight hundred thousand dollars.

330 ~~[(c)]~~ (d) In addition to the tax imposed under subsection (a) of this
331 section, any targeted investment community, as defined in section 32-
332 222, or any municipality in which properties designated as
333 manufacturing plants under section 32-75c are located, may, on or after
334 March 15, 2003, impose an additional tax on each deed, instrument or
335 writing, whereby any lands, tenements or other realty is granted,
336 assigned, transferred or otherwise conveyed to, or vested in, the
337 purchaser, or any other person by such purchaser's direction, when the
338 consideration for the interest or property conveyed equals or exceeds
339 two thousand dollars, which additional tax shall be at a rate of up to
340 one-fourth of one per cent of the consideration for the interest in real
341 property conveyed by such deed, instrument or writing. The revenue
342 from such additional tax shall become part of the general revenue of the
343 municipality in accordance with section 12-499.

344 ~~[(d)]~~ (e) On and after July 1, 2025, the Comptroller shall transfer from
345 the General Fund to the Housing Trust Fund established under section
346 8-3360, any revenue received by the state each fiscal year in excess of
347 three hundred million dollars from the tax imposed under subdivision
348 (1) of subsection (a) and subsections (b) ~~[and (c)]~~ to (d), inclusive, of this
349 section. On and after July 1, 2026, the threshold amount in this

350 subsection shall be adjusted annually by the percentage increase in
351 inflation. As used in this subdivision, "increase in inflation" means the
352 increase in the consumer price index for all urban consumers during the
353 preceding calendar year, calculated on a December over December
354 basis, using data reported by the United States Bureau of Labor
355 Statistics.

356 Sec. 7. Subdivision (1) of section 12-408 of the 2024 supplement to the
357 general statutes is repealed and the following is substituted in lieu
358 thereof (*Effective July 1, 2024, and applicable to sales occurring on or after*
359 *July 1, 2024*):

360 (1) (A) For the privilege of making any sales, as defined in
361 subdivision (2) of subsection (a) of section 12-407, at retail, in this state
362 for a consideration, a tax is hereby imposed on all retailers at the rate of
363 six and thirty-five-hundredths per cent of the gross receipts of any
364 retailer from the sale of all tangible personal property sold at retail or
365 from the rendering of any services constituting a sale in accordance with
366 subdivision (2) of subsection (a) of section 12-407, except, in lieu of said
367 rate, the rates provided in subparagraphs (B) to (I), inclusive, of this
368 subdivision;

369 (B) (i) At a rate of fifteen per cent with respect to each transfer of
370 occupancy, from the total amount of rent received by a hotel or lodging
371 house for the first period not exceeding thirty consecutive calendar
372 days;

373 (ii) At a rate of eleven per cent with respect to each transfer of
374 occupancy, from the total amount of rent received by a bed and
375 breakfast establishment for the first period not exceeding thirty
376 consecutive calendar days;

377 (C) With respect to the sale of a motor vehicle to any individual who
378 is a member of the armed forces of the United States and is on full-time
379 active duty in Connecticut and who is considered, under 50 App USC
380 574, a resident of another state, or to any such individual and the spouse

381 thereof, at a rate of four and one-half per cent of the gross receipts of any
382 retailer from such sales, provided such retailer requires and maintains a
383 declaration by such individual, prescribed as to form by the
384 commissioner and bearing notice to the effect that false statements made
385 in such declaration are punishable, or other evidence, satisfactory to the
386 commissioner, concerning the purchaser's state of residence under 50
387 App USC 574;

388 (D) (i) With respect to the sales of computer and data processing
389 services occurring on or after July 1, 2001, at the rate of one per cent, and
390 (ii) with respect to sales of Internet access services, on and after July 1,
391 2001, such services shall be exempt from such tax;

392 (E) (i) With respect to the sales of labor that is otherwise taxable under
393 subparagraph (C) or (G) of subdivision (2) of subsection (a) of section
394 12-407 on existing vessels and repair or maintenance services on vessels
395 occurring on and after July 1, 1999, such services shall be exempt from
396 such tax;

397 (ii) With respect to the sale of a vessel, a motor for a vessel or a trailer
398 used for transporting a vessel, at the rate of two and ninety-nine-
399 hundredths per cent, except that the sale of a vessel shall be exempt from
400 such tax if such vessel is docked in this state for sixty or fewer days in a
401 calendar year;

402 (iii) With respect to the sale of dyed diesel fuel, as defined in
403 subsection (d) of section 12-487, sold by a marine fuel dock exclusively
404 for marine purposes, at the rate of two and ninety-nine-hundredths per
405 cent;

406 (F) With respect to patient care services for which payment is
407 received by the hospital on or after July 1, 1999, and prior to July 1, 2001,
408 at the rate of five and three-fourths per cent and on and after July 1, 2001,
409 such services shall be exempt from such tax;

410 (G) With respect to the rental or leasing of a passenger motor vehicle

411 for a period of thirty consecutive calendar days or less, at a rate of nine
412 and thirty-five-hundredths per cent;

413 (H) With respect to the sale of (i) a motor vehicle for a sales price
414 exceeding fifty thousand dollars, at a rate of seven and three-fourths per
415 cent on the entire sales price, (ii) jewelry, whether real or imitation, for
416 a sales price exceeding five thousand dollars, at a rate of seven and
417 three-fourths per cent on the entire sales price, and (iii) an article of
418 clothing or footwear intended to be worn on or about the human body,
419 a handbag, luggage, umbrella, wallet or watch for a sales price
420 exceeding one thousand dollars, at a rate of seven and three-fourths per
421 cent on the entire sales price. For purposes of this subparagraph, "motor
422 vehicle" has the meaning provided in section 14-1, but does not include
423 a motor vehicle subject to the provisions of subparagraph (C) of this
424 subdivision, a motor vehicle having a gross vehicle weight rating over
425 twelve thousand five hundred pounds, or a motor vehicle having a
426 gross vehicle weight rating of twelve thousand five hundred pounds or
427 less that is not used for private passenger purposes, but is designed or
428 used to transport merchandise, freight or persons in connection with
429 any business enterprise and issued a commercial registration or more
430 specific type of registration by the Department of Motor Vehicles;

431 (I) With respect to the sale of meals, as defined in subdivision (13) of
432 section 12-412, sold by an eating establishment, caterer or grocery store;
433 and spirituous, malt or vinous liquors, soft drinks, sodas or beverages
434 such as are ordinarily dispensed at bars and soda fountains, or in
435 connection therewith; in addition to the tax imposed under
436 subparagraph (A) of this subdivision, at the rate of one per cent;

437 (J) With respect to the sale of tangible personal property purchased
438 for the construction of a new residential development project, at the rate
439 of three per cent, provided such project contains not fewer than fifty
440 dwelling units of affordable housing, as defined in section 8-39a, except
441 that the provisions of this subparagraph shall not apply to a project that
442 qualifies for an exemption under section 12-412, as amended by this act;

443 [(J)] (K) The rate of tax imposed by this chapter shall be applicable to
444 all retail sales upon the effective date of such rate, except that a new rate
445 that represents an increase in the rate applicable to the sale shall not
446 apply to any sales transaction wherein a binding sales contract without
447 an escalator clause has been entered into prior to the effective date of the
448 new rate and delivery is made within ninety days after the effective date
449 of the new rate. For the purposes of payment of the tax imposed under
450 this section, any retailer of services taxable under subdivision (37) of
451 subsection (a) of section 12-407, who computes taxable income, for
452 purposes of taxation under the Internal Revenue Code of 1986, or any
453 subsequent corresponding internal revenue code of the United States,
454 as amended from time to time, on an accounting basis that recognizes
455 only cash or other valuable consideration actually received as income
456 and who is liable for such tax only due to the rendering of such services
457 may make payments related to such tax for the period during which
458 such income is received, without penalty or interest, without regard to
459 when such service is rendered;

460 [(K)] (L) (i) For calendar quarters ending on or after September 30,
461 2019, the commissioner shall deposit into the regional planning
462 incentive account, established pursuant to section 4-66k, six and seven-
463 tenths per cent of the amounts received by the state from the tax
464 imposed under subparagraph (B) of this subdivision and ten and seven-
465 tenths per cent of the amounts received by the state from the tax
466 imposed under subparagraph (G) of this subdivision;

467 (ii) For calendar quarters ending on or after September 30, 2018, the
468 commissioner shall deposit into the Tourism Fund established under
469 section 10-395b ten per cent of the amounts received by the state from
470 the tax imposed under subparagraph (B) of this subdivision;

471 [(L)] (M) (i) For calendar months commencing on or after July 1, 2021,
472 but prior to July 1, 2023, the commissioner shall deposit into the
473 municipal revenue sharing account established pursuant to section 4-66l
474 seven and nine-tenths per cent of the amounts received by the state from

475 the tax imposed under subparagraph (A) of this subdivision, including
476 such amounts received on or after July 1, 2023, attributable to the fiscal
477 year ending June 30, 2023; and

478 (ii) For calendar months commencing on or after July 1, 2023, the
479 commissioner shall deposit into the Municipal Revenue Sharing Fund
480 established pursuant to section 4-66p seven and nine-tenths per cent of
481 the amounts received by the state from the tax imposed under
482 subparagraph (A) of this subdivision; and

483 ~~[(M)]~~ ~~(N)~~ (i) For calendar months commencing on or after July 1, 2017,
484 the commissioner shall deposit into the Special Transportation Fund
485 established under section 13b-68 seven and nine-tenths per cent of the
486 amounts received by the state from the tax imposed under
487 subparagraph (A) of this subdivision;

488 (ii) For calendar months commencing on or after July 1, 2018, but
489 prior to July 1, 2019, the commissioner shall deposit into the Special
490 Transportation Fund established under section 13b-68 eight per cent of
491 the amounts received by the state from the tax imposed under
492 subparagraphs (A) and (H) of this subdivision on the sale of a motor
493 vehicle;

494 (iii) For calendar months commencing on or after July 1, 2019, but
495 prior to July 1, 2020, the commissioner shall deposit into the Special
496 Transportation Fund established under section 13b-68 seventeen per
497 cent of the amounts received by the state from the tax imposed under
498 subparagraphs (A) and (H) of this subdivision on the sale of a motor
499 vehicle;

500 (iv) For calendar months commencing on or after July 1, 2020, but
501 prior to July 1, 2021, the commissioner shall deposit into the Special
502 Transportation Fund established under section 13b-68 twenty-five per
503 cent of the amounts received by the state from the tax imposed under
504 subparagraphs (A) and (H) of this subdivision on the sale of a motor
505 vehicle;

506 (v) For calendar months commencing on or after July 1, 2021, but
507 prior to July 1, 2022, the commissioner shall deposit into the Special
508 Transportation Fund established under section 13b-68 seventy-five per
509 cent of the amounts received by the state from the tax imposed under
510 subparagraphs (A) and (H) of this subdivision on the sale of a motor
511 vehicle; and

512 (vi) For calendar months commencing on or after July 1, 2022, the
513 commissioner shall deposit into the Special Transportation Fund
514 established under section 13b-68 one hundred per cent of the amounts
515 received by the state from the tax imposed under subparagraphs (A)
516 and (H) of this subdivision on the sale of a motor vehicle.

517 Sec. 8. Subdivision (1) of section 12-411 of the 2024 supplement to the
518 general statutes is repealed and the following is substituted in lieu
519 thereof (*Effective July 1, 2024, and applicable to sales occurring on or after*
520 *July 1, 2024*):

521 (1) (A) An excise tax is hereby imposed on the storage, acceptance,
522 consumption or any other use in this state of tangible personal property
523 purchased from any retailer for storage, acceptance, consumption or any
524 other use in this state, the acceptance or receipt of any services
525 constituting a sale in accordance with subdivision (2) of subsection (a)
526 of section 12-407, purchased from any retailer for consumption or use in
527 this state, or the storage, acceptance, consumption or any other use in
528 this state of tangible personal property which has been manufactured,
529 fabricated, assembled or processed from materials by a person, either
530 within or without this state, for storage, acceptance, consumption or any
531 other use by such person in this state, to be measured by the sales price
532 of materials, at the rate of six and thirty-five-hundredths per cent of the
533 sales price of such property or services, except, in lieu of said rate:

534 (B) (i) At a rate of fifteen per cent of the rent paid to a hotel or lodging
535 house for the first period not exceeding thirty consecutive calendar
536 days;

537 (ii) At a rate of eleven per cent of the rent paid to a bed and breakfast
538 establishment for the first period not exceeding thirty consecutive
539 calendar days;

540 (C) With respect to the storage, acceptance, consumption or use in
541 this state of a motor vehicle purchased from any retailer for storage,
542 acceptance, consumption or use in this state by any individual who is a
543 member of the armed forces of the United States and is on full-time
544 active duty in Connecticut and who is considered, under 50 App USC
545 574, a resident of another state, or to any such individual and the spouse
546 of such individual at a rate of four and one-half per cent of the sales price
547 of such vehicle, provided such retailer requires and maintains a
548 declaration by such individual, prescribed as to form by the
549 commissioner and bearing notice to the effect that false statements made
550 in such declaration are punishable, or other evidence, satisfactory to the
551 commissioner, concerning the purchaser's state of residence under 50
552 App USC 574;

553 (D) (i) With respect to the acceptance or receipt in this state of labor
554 that is otherwise taxable under subparagraph (C) or (G) of subdivision
555 (2) of subsection (a) of section 12-407 on existing vessels and repair or
556 maintenance services on vessels occurring on and after July 1, 1999, such
557 services shall be exempt from such tax;

558 (ii) (I) With respect to the storage, acceptance or other use of a vessel
559 in this state, at the rate of two and ninety-nine-hundredths per cent,
560 except that such storage, acceptance or other use shall be exempt from
561 such tax if such vessel is docked in this state for sixty or fewer days in a
562 calendar year;

563 (II) With respect to the storage, acceptance or other use of a motor for
564 a vessel or a trailer used for transporting a vessel in this state, at the rate
565 of two and ninety-nine-hundredths per cent;

566 (III) With respect to the storage, acceptance or other use of dyed diesel
567 fuel, as defined in subsection (d) of section 12-487, exclusively for

568 marine purposes, at the rate of two and ninety-nine-hundredths per
569 cent;

570 (E) (i) With respect to the acceptance or receipt in this state of
571 computer and data processing services purchased from any retailer for
572 consumption or use in this state occurring on or after July 1, 2001, at the
573 rate of one per cent of such services, and (ii) with respect to the
574 acceptance or receipt in this state of Internet access services, on and after
575 July 1, 2001, such services shall be exempt from such tax;

576 (F) With respect to the acceptance or receipt in this state of patient
577 care services purchased from any retailer for consumption or use in this
578 state for which payment is received by the hospital on or after July 1,
579 1999, and prior to July 1, 2001, at the rate of five and three-fourths per
580 cent and on and after July 1, 2001, such services shall be exempt from
581 such tax;

582 (G) With respect to the rental or leasing of a passenger motor vehicle
583 for a period of thirty consecutive calendar days or less, at a rate of nine
584 and thirty-five-hundredths per cent;

585 (H) With respect to the acceptance or receipt in this state of (i) a motor
586 vehicle for a sales price exceeding fifty thousand dollars, at a rate of
587 seven and three-fourths per cent on the entire sales price, (ii) jewelry,
588 whether real or imitation, for a sales price exceeding five thousand
589 dollars, at a rate of seven and three-fourths per cent on the entire sales
590 price, and (iii) an article of clothing or footwear intended to be worn on
591 or about the human body, a handbag, luggage, umbrella, wallet or
592 watch for a sales price exceeding one thousand dollars, at a rate of seven
593 and three-fourths per cent on the entire sales price. For purposes of this
594 subparagraph, "motor vehicle" has the meaning provided in section 14-
595 1, but does not include a motor vehicle subject to the provisions of
596 subparagraph (C) of this subdivision, a motor vehicle having a gross
597 vehicle weight rating over twelve thousand five hundred pounds, or a
598 motor vehicle having a gross vehicle weight rating of twelve thousand
599 five hundred pounds or less that is not used for private passenger

600 purposes, but is designed or used to transport merchandise, freight or
601 persons in connection with any business enterprise and issued a
602 commercial registration or more specific type of registration by the
603 Department of Motor Vehicles;

604 (I) With respect to the acceptance or receipt in this state of meals, as
605 defined in subdivision (13) of section 12-412, sold by an eating
606 establishment, caterer or grocery store; and spirituous, malt or vinous
607 liquors, soft drinks, sodas or beverages such as are ordinarily dispensed
608 at bars and soda fountains, or in connection therewith; in addition to the
609 tax imposed under subparagraph (A) of this subdivision, at the rate of
610 one per cent;

611 (J) With respect to the storage, use or other consumption of tangible
612 personal property for the construction of a new residential development
613 project at the rate of three per cent, provided such project contains not
614 fewer than fifty dwelling units of affordable housing, as defined in
615 section 8-39a, except that the provisions of this subparagraph shall not
616 apply to a project that qualifies for an exemption under section 12-412,
617 as amended by this act;

618 ~~[(J)]~~ (K) (i) For calendar quarters ending on or after September 30,
619 2019, the commissioner shall deposit into the regional planning
620 incentive account, established pursuant to section 4-66k, six and seven-
621 tenths per cent of the amounts received by the state from the tax
622 imposed under subparagraph (B) of this subdivision and ten and seven-
623 tenths per cent of the amounts received by the state from the tax
624 imposed under subparagraph (G) of this subdivision;

625 (ii) For calendar quarters ending on or after September 30, 2018, the
626 commissioner shall deposit into the Tourism Fund established under
627 section 10-395b ten per cent of the amounts received by the state from
628 the tax imposed under subparagraph (B) of this subdivision;

629 ~~[(K)]~~ (L) (i) For calendar months commencing on or after July 1, 2021,
630 but prior to July 1, 2023, the commissioner shall deposit into the

631 municipal revenue sharing account established pursuant to section 4-66l
632 seven and nine-tenths per cent of the amounts received by the state from
633 the tax imposed under subparagraph (A) of this subdivision, including
634 such amounts received on or after July 1, 2023, attributable to the fiscal
635 year ending June 30, 2023; and

636 (ii) For calendar months commencing on or after July 1, 2023, the
637 commissioner shall deposit into the Municipal Revenue Sharing Fund
638 established pursuant to section 4-66p seven and nine-tenths per cent of
639 the amounts received by the state from the tax imposed under
640 subparagraph (A) of this subdivision; and

641 ~~[(L)]~~ (M) (i) For calendar months commencing on or after July 1, 2017,
642 the commissioner shall deposit into said Special Transportation Fund
643 seven and nine-tenths per cent of the amounts received by the state from
644 the tax imposed under subparagraph (A) of this subdivision;

645 (ii) For calendar months commencing on or after July 1, 2018, but
646 prior to July 1, 2019, the commissioner shall deposit into the Special
647 Transportation Fund established under section 13b-68 eight per cent of
648 the amounts received by the state from the tax imposed under
649 subparagraphs (A) and (H) of this subdivision on the acceptance or
650 receipt in this state of a motor vehicle;

651 (iii) For calendar months commencing on or after July 1, 2019, but
652 prior to July 1, 2020, the commissioner shall deposit into the Special
653 Transportation Fund established under section 13b-68 seventeen per
654 cent of the amounts received by the state from the tax imposed under
655 subparagraphs (A) and (H) of this subdivision on the acceptance or
656 receipt in this state of a motor vehicle;

657 (iv) For calendar months commencing on or after July 1, 2020, but
658 prior to July 1, 2021, the commissioner shall deposit into the Special
659 Transportation Fund established under section 13b-68 twenty-five per
660 cent of the amounts received by the state from the tax imposed under
661 subparagraphs (A) and (H) of this subdivision on the acceptance or

662 receipt in this state of a motor vehicle;

663 (v) For calendar months commencing on or after July 1, 2021, but
664 prior to July 1, 2022, the commissioner shall deposit into the Special
665 Transportation Fund established under section 13b-68 seventy-five per
666 cent of the amounts received by the state from the tax imposed under
667 subparagraphs (A) and (H) of this subdivision on the acceptance or
668 receipt in this state of a motor vehicle; and

669 (vi) For calendar months commencing on or after July 1, 2022, the
670 commissioner shall deposit into the Special Transportation Fund
671 established under section 13b-68 one hundred per cent of the amounts
672 received by the state from the tax imposed under subparagraphs (A)
673 and (H) of this subdivision on the acceptance or receipt in this state of a
674 motor vehicle.

675 Sec. 9. Section 4-660 of the general statutes is repealed and the
676 following is substituted in lieu thereof (*Effective July 1, 2024*):

677 The Secretary of the Office of Policy and Management may establish
678 receivables for the revenue anticipated pursuant to subparagraph [(K)]
679 (L) of subdivision (1) of section 12-408, as amended by this act, and
680 section 4-66l.

681 Sec. 10. (*Effective from passage*) (a) The Commissioner of Housing shall
682 conduct a study, within available appropriations, concerning the
683 potential impacts of allowing landlords to accept advance rental
684 payments from tenants of residential dwelling units. Such study shall
685 include an examination of (1) the likelihood that prospective tenants
686 whose rental applications have been denied by a landlord would receive
687 approval from such landlord if such tenants could provide advance
688 rental payments in addition to a security deposit, (2) potential reasons a
689 landlord may require advance rental payments from a tenant, (3) any
690 potential financial burdens upon tenants resulting from advance rental
691 payments to landlords, and (4) the effect advance rental payments may
692 have on housing availability in the state.

693 (b) Not later than January 1, 2025, the commissioner shall submit a
694 report, in accordance with the provisions of section 11-4a of the general
695 statutes, to the joint standing committee of the General Assembly
696 having cognizance of matters relating to housing containing the
697 findings of such study and any legislation recommended by the
698 commissioner.

699 Sec. 11. Subdivision (4) of section 12-81 of the 2024 supplement to the
700 general statutes is repealed and the following is substituted in lieu
701 thereof (*Effective October 1, 2024, and applicable to grand list years on and*
702 *after October 1, 2024*):

703 (4) (A) Except as otherwise provided by law, personal property
704 belonging to, held in trust for, or leased to, a municipal corporation of
705 this state and used for a public purpose, including personal property
706 used for cemetery purposes, and (B) real property belonging to, held in
707 trust for, or leased to, a municipal corporation of this state and used for
708 (i) a public purpose, including real property used for cemetery
709 purposes, (ii) workforce housing, as defined in section 8-395, or (iii)
710 affordable housing as defined in section 8-39a, provided any such leased
711 personal property, including, but not limited to, motor vehicles subject
712 to the provisions of section 12-71 and any such leased real property is
713 located within the boundaries of such municipal corporation;

714 Sec. 12. Section 8-39 of the general statutes is repealed and the
715 following is substituted in lieu thereof (*Effective October 1, 2024*):

716 The following terms, wherever used or referred to in this chapter,
717 [shall] have the following respective meanings, unless a different
718 meaning clearly appears from the context:

719 [(a)] (1) "Area of operation" [includes the municipality in which a
720 housing authority is created under the provisions of this chapter and
721 may include a neighboring municipality, provided the governing body
722 of such neighboring municipality agrees by proper resolution to the
723 extension of the area of operation to include such neighboring

724 municipality] means a municipal area of operation and, if adopted by a
725 housing authority, includes an expanded area of operation.

726 [(b)] (2) "Authority" or "housing authority" means any of the public
727 corporations created by section 8-40, as amended by this act, and the
728 Connecticut Housing Authority when exercising the rights, powers,
729 duties or privileges of, or subject to the immunities or limitations of,
730 housing authorities pursuant to section 8-121.

731 [(c)] (3) "Bonds" means any bonds, including refunding bonds, notes,
732 interim certificates, debentures or other obligations issued by the
733 authority pursuant to this chapter.

734 [(d)] (4) "Clerk" means the clerk of the particular city, borough or
735 town for which a particular housing authority is created.

736 (5) "Eligible developer" or "developer" means (A) a nonprofit
737 corporation; (B) any business corporation incorporated pursuant to
738 chapter 601 or any predecessor statutes thereto, having as one of its
739 purposes the construction, rehabilitation, ownership or operation of
740 housing, and having its articles of incorporation approved by the
741 Commissioner of Housing in accordance with regulations adopted
742 pursuant to section 8-79a or 8-84; (C) any partnership, limited
743 partnership, joint venture, trust, limited liability company or association
744 having as one of its purposes the construction, rehabilitation, ownership
745 or operation of housing, and having its documents of organization
746 approved by the commissioner in accordance with regulations adopted
747 pursuant to section 8-79a or 8-84; (D) a housing authority; (E) a family
748 or person approved by the commissioner as qualified to own, construct,
749 rehabilitate, manage and maintain housing under a mortgage loan made
750 or insured under an agreement entered into pursuant to the provisions
751 of this chapter; or (F) a municipal developer.

752 (6) "Expanded area of operation" means an area in a municipality
753 adopted by a housing authority under section 8-40, as amended by this
754 act, other than the municipality in which the housing authority is

755 located.

756 [(e)] (7) "Families of low income" means families who lack the amount
757 of income [which] that is necessary, as determined by the authority
758 undertaking the housing project, to enable them, without financial
759 assistance, to live in decent, safe and sanitary dwellings, without
760 overcrowding.

761 [(f)] (8) "Families of low and moderate income" means families who
762 lack the amount of income [which] that is necessary, as determined by
763 the Commissioner of Housing, to enable them to rent or purchase
764 moderate cost housing without financial assistance as provided by this
765 part and parts II and III of this chapter.

766 (9) "Family" means a household consisting of one or more persons.

767 [(g)] (10) "Federal government" includes the United States of
768 America, the federal emergency administration of public works or any
769 other agency or instrumentality, corporate or otherwise, of the United
770 States of America.

771 [(h)] (11) "Governing body" means, for towns having a town council,
772 the council; for other towns, the selectmen; for cities, the common
773 council or other similar body of officials; and for boroughs, the warden
774 and burgesses.

775 [(i)] (12) "Housing project" means any work or undertaking to (1) [to]
776 demolish, clear or remove buildings from any slum area, which work or
777 undertaking may embrace the adaptation of such area to public
778 purposes, including parks or other recreational or community purposes;
779 [or] (2) [to] provide decent, safe and sanitary urban or rural dwellings,
780 apartments or other living accommodations for families of low or
781 moderate income, which work or undertaking may include buildings,
782 land, equipment, facilities and other real or personal property for
783 necessary, convenient or desirable appurtenances, streets, sewers, water
784 service, parks, site preparation, gardening, administrative, community,

785 recreational, commercial or welfare purposes and may include the
786 acquisition and rehabilitation of existing dwelling units or structures to
787 be used for moderate or low rental units; or (3) [to] accomplish a
788 combination of the foregoing. [The term "housing project" also may be
789 applied to] "Housing project" may also include the planning of the
790 buildings and improvements, the acquisition of property, the
791 demolition of existing structures, the construction, reconstruction,
792 alteration and repair of the improvements and all other work in
793 connection therewith and may include the reconstruction,
794 rehabilitation, alteration, or major repair of existing buildings or
795 improvements which were undertaken pursuant to parts II and VI of
796 this chapter.

797 [(j) "Mayor" means, for cities, the mayor and, for boroughs, the
798 warden.]

799 [(k)] (13) "Moderate rental" means a rental which, as determined by
800 an authority with the concurrence of the Commissioner of Housing, is
801 below the level at which private enterprise is currently building a
802 needed volume of safe and sanitary dwellings for rental in the locality
803 involved; and "moderate rental housing project" means a housing
804 project, receiving state aid in the form of loans or grants, for families
805 unable to pay more than moderate rental. [Such project] "Moderate
806 rental housing project" may include the reconstruction, rehabilitation,
807 alteration, or major repair of existing buildings or improvements which
808 were undertaken pursuant to parts II or VI of this chapter.

809 (14) "Mortgage" means a mortgage deed, deed of trust or other
810 instrument that constitutes a lien, regardless of priority, on real estate or
811 on a leasehold interest under a lease having a remaining term, at the
812 time such mortgage is executed, that does not expire for at least that
813 number of years beyond the maturity date of the obligation secured by
814 such mortgage as is equal to the number of years remaining until the
815 maturity date of such obligation.

816 (15) "Municipal area of operation" includes the municipality in which

817 a housing authority is created under the provisions of this chapter and
818 may include any other municipality, as provided in section 8-40, as
819 amended by this act.

820 (16) "Municipal developer" means a municipality that has not
821 declared by resolution a need for a housing authority pursuant to
822 section 8-40, as amended by this act, acting by and through its legislative
823 body, except that in any town in which a town meeting or representative
824 town meeting is the legislative body, "municipal developer" means the
825 board of selectmen if such board is authorized to act as the municipal
826 developer by the town meeting or representative town meeting.

827 [(l)] (17) "Municipality" means any city, borough or town. "The
828 municipality" means the particular municipality for which a particular
829 housing authority is created.

830 (18) "Nonprofit corporation" means a nonprofit corporation
831 incorporated pursuant to chapter 602 or any predecessor statutes
832 thereto, having as one of its purposes the construction, rehabilitation,
833 ownership or operation of housing and having articles of incorporation
834 approved by the Commissioner of Housing in accordance with
835 regulations adopted pursuant to section 8-79a or 8-84.

836 [(m)] (19) "Obligee of the authority" or "obligee" includes any
837 bondholder, trustee or trustees for any bondholders, or lessor demising
838 to the authority property used in connection with a housing project, or
839 any assignee or assignees of such lessor's interest or any part thereof,
840 and the state or federal government when it is a party to any contract
841 with the authority.

842 [(n)] (20) "Real property" includes all lands, including improvements
843 and fixtures thereon, and property of any nature appurtenant thereto,
844 or used in connection therewith, and every estate, interest and right,
845 legal or equitable, therein, including terms for years and liens by way of
846 judgment, mortgage or otherwise and the indebtedness secured by such
847 liens.

848 [(o)] (21) "Rent" means the entire amount paid to an authority for any
849 dwelling unit.

850 [(p)] (22) "Shelter rent" means rent less any charges made by an
851 authority for water, heat, gas and electricity.

852 [(q)] (23) "Slum" means any area where dwellings predominate
853 which, by reason of dilapidation, overcrowding, faulty arrangement or
854 design, lack of ventilation, light or sanitary facilities, or any combination
855 of these factors, are detrimental to safety, health and morals.

856 [(r)] (24) "State public body" means any city, borough, town,
857 municipal corporation, district or other subdivision of the state.

858 [(s)] (25) "Veteran" has the same meaning [assigned by] as provided
859 in section 27-103 and includes any officer of the United States Public
860 Health Service detailed by proper authority to duty with any of the
861 armed forces and the spouse or widow or widower of such veteran,
862 provided such veteran [shall have] served for a period of ninety days or
863 more in time of war after December 7, 1941, and [shall have] resided in
864 this state at any time continuously for two years.

865 [(t)] "Family" means a household consisting of one or more persons.

866 (u) "Eligible developer" or "developer" means (1) a nonprofit
867 corporation; (2) any business corporation incorporated pursuant to
868 chapter 601 or any predecessor statutes thereto, having as one of its
869 purposes the construction, rehabilitation, ownership or operation of
870 housing, and having articles of incorporation approved by the
871 commissioner in accordance with regulations adopted pursuant to
872 section 8-79a or 8-84; (3) any partnership, limited partnership, joint
873 venture, trust, limited liability company or association having as one of
874 its purposes the construction, rehabilitation, ownership or operation of
875 housing, and having basic documents of organization approved by the
876 commissioner in accordance with regulations adopted pursuant to
877 section 8-79a or 8-84; (4) a housing authority; (5) a family or person

878 approved by the commissioner as qualified to own, construct,
879 rehabilitate, manage and maintain housing under a mortgage loan made
880 or insured under an agreement entered into pursuant to the provisions
881 of this chapter; or (6) a municipal developer.

882 (v) "Mortgage" means a mortgage deed, deed of trust, or other
883 instrument which shall constitute a lien, whether first or second, on real
884 estate or on a leasehold under a lease having a remaining term, at the
885 time such mortgage is acquired, which does not expire for at least that
886 number of years beyond the maturity date of the obligation secured by
887 such mortgage as is equal to the number of years remaining until the
888 maturity date of such obligation.

889 (w) "Nonprofit corporation" means a nonprofit corporation
890 incorporated pursuant to chapter 602 or any predecessor statutes
891 thereto, having as one of its purposes the construction, rehabilitation,
892 ownership or operation of housing and having articles of incorporation
893 approved by the Commissioner of Housing in accordance with
894 regulations adopted pursuant to section 8-79a or 8-84.

895 (x) "Municipal developer" means a municipality, as defined in
896 subsection (l) of this section, which has not declared by resolution a need
897 for a housing authority pursuant to section 8-40, acting by and through
898 its legislative body, except that in any town in which a town meeting or
899 representative town meeting is the legislative body, "municipal
900 developer" means the board of selectmen if such board is authorized to
901 act as the municipal developer by the town meeting or representative
902 town meeting.]

903 Sec. 13. Section 8-40 of the general statutes is repealed and the
904 following is substituted in lieu thereof (*Effective October 1, 2024*):

905 (a) In each municipality of the state there is created a public body
906 corporate and politic to be known as the "housing authority" of the
907 municipality, [;] provided such authority shall not transact any business
908 or exercise its powers [hereunder] under this section until the governing

909 body of the municipality by resolution declares that there is need for a
910 housing authority in the municipality. [, provided it] Within such
911 resolution, the governing body shall find [(1)] that (1) insanitary or
912 unsafe inhabited dwelling accommodations exist in the municipality,
913 [or] (2) [that] there is a shortage of safe or sanitary dwelling
914 accommodations in the municipality available to families of low income
915 at rentals they can afford, or (3) [that] there is a shortage of safe or
916 sanitary dwelling accommodations in the municipality available to
917 families of moderate income at rentals they can afford. In determining
918 whether dwelling accommodations are unsafe or insanitary, [said] such
919 governing body may take into consideration the degree of
920 overcrowding, the percentage of land coverage, the light, air, space and
921 access available to the inhabitants of such dwelling accommodations,
922 the size and arrangement of the rooms, the sanitary facilities and the
923 extent to which conditions exist in such buildings which endanger life
924 or property by fire or other causes.

925 (b) The governing bodies of two or more municipalities may create a
926 regional housing authority, which shall have all the powers, duties and
927 responsibilities conferred upon housing authorities by this chapter and
928 chapter 130. The area of operation of such authority shall include the
929 municipalities for which such authority is created and any expanded
930 area of operation adopted by such authority. Such authority shall act
931 through a board of commissioners composed of two representatives
932 from each municipality appointed for terms of four years in the manner
933 provided in section 8-41.

934 (c) Any housing authority or regional housing authority established
935 pursuant to this section may adopt an expanded area of operation.

936 Sec. 14. Section 8-44b of the general statutes is repealed and the
937 following is substituted in lieu thereof (*Effective October 1, 2024*):

938 (a) Any housing authority created by section 8-40, as amended by this
939 act, shall have the power to establish and maintain a housing authority
940 police force, [the] except that no housing authority shall have the power

941 to establish or maintain a housing authority police force in an expanded
942 area of operation. The members of [which] any such housing authority
943 police force shall be employees of such housing authority and shall be
944 known as housing authority police officers. Housing authority police
945 officers shall be appointed by the local board, agency or person
946 empowered to appoint municipal police officers, subject to approval [of]
947 by the housing authority. The requirements for appointment as a police
948 officer in the municipality in which the housing authority is located,
949 except for age and physical qualifications, shall be mandatory for
950 housing authority police officers in such municipality. No person shall
951 be appointed to such housing authority police force unless [he] such
952 person has been awarded a certificate attesting to [his] such person's
953 successful completion of an approved municipal police basic training
954 program, as provided in section 7-294e. The initial appointment shall be
955 for a probationary term upon the completion of which the appointing
956 authority may promote such probationary officers to permanent status;
957 provided such promotion shall be in accordance with procedures
958 applicable to municipal police officers in the municipality and shall be
959 made subject to the approval of the housing authority. Housing
960 authority police officers shall have and exercise the powers and
961 authority conferred upon municipal police officers and shall be subject
962 to the ultimate supervision and control of the chief of police of the
963 municipality in which the housing authority operates.

964 (b) Notwithstanding the provisions of subsection (a) of this section,
965 any housing authority police force [which] that existed prior to October
966 1, 1970, pursuant to Title 1 of Public Law 89-754, 80 Stat. 1255, the
967 Demonstration Cities and Metropolitan Development Act of 1966, and
968 which, for any reason, does not constitute a housing authority police
969 force pursuant to subsection (a) of this section, shall constitute a housing
970 authority police force pursuant to this subsection and the members of
971 any such police [forces] force may exercise the powers granted to such
972 members pursuant to this subsection. The members of such police force
973 may act, at the expense of the municipality, as special police officers
974 upon property owned or managed by any housing authority. Such

975 special police officers: (1) May arrest, without previous complaint and
976 warrant, any person for any offense in their jurisdiction, when such
977 person is taken or apprehended in the act or on the speedy information
978 of others; (2) when in the immediate pursuit of one who may be arrested
979 under the provisions of this subsection, may pursue such offender
980 outside of their jurisdiction into any part of the municipality to effect an
981 arrest; (3) shall be peace officers as defined in subdivision (9) of section
982 53a-3; (4) shall have the authority to serve criminal process within their
983 jurisdiction; (5) shall, when on duty, wear a uniform, distinct in color
984 from that worn by the police officers of the municipality; (6) shall, when
985 on duty, wear in plain view a shield, distinct in shape from that worn
986 by the police officers of the municipality [which shall bear] that bears
987 the words "special police"; (7) shall complete a forty-hour basic training
988 program provided by the municipality within one hundred eighty days
989 of June 27, 1983; and (8) shall take an oath of office.

990 Sec. 15. Section 8-50 of the general statutes is repealed and the
991 following is substituted in lieu thereof (*Effective October 1, 2024*):

992 An authority shall have the right to acquire by the exercise of the
993 power of eminent domain any real property [which] that is not located
994 in an expanded area of operation if it deems such property necessary for
995 its purposes under this chapter after the adoption by [it] such authority
996 of a resolution declaring that the acquisition of such real property
997 described [therein] in such resolution is necessary for such purposes. An
998 authority, in its own name and at its own expense and cost, may prefer
999 a petition and exercise the power of eminent domain in the manner
1000 provided in section 48-12 and acts supplementary thereto, except that a
1001 housing authority's power of eminent domain shall not extend to an
1002 expanded area of operation. Property already devoted to a public use
1003 may be acquired, provided no real property belonging to the
1004 municipality, the state or any political subdivision thereof may be
1005 acquired without its consent.

1006 Sec. 16. Section 8-45a of the general statutes is repealed and the

1007 following is substituted in lieu thereof (*Effective October 1, 2024*):

1008 A housing authority, [as defined in subsection (b) of section 8-39,] in
1009 determining eligibility for the rental of public housing units may
1010 establish criteria and consider relevant information concerning (1) an
1011 applicant's or any proposed occupant's history of criminal activity
1012 involving: (A) Crimes of physical violence to persons or property, (B)
1013 crimes involving the illegal manufacture, sale, distribution or use of, or
1014 possession with intent to manufacture, sell, use or distribute, a
1015 controlled substance, as defined in section 21a-240, or (C) other criminal
1016 acts which would adversely affect the health, safety or welfare of other
1017 tenants, (2) an applicant's or any proposed occupant's abuse, or pattern
1018 of abuse, of alcohol when the housing authority has reasonable cause to
1019 believe that such applicant's or proposed occupant's abuse, or pattern of
1020 abuse, of alcohol may interfere with the health, safety or right to
1021 peaceful enjoyment of the premises by other residents, and (3) an
1022 applicant or any proposed occupant who is subject to a lifetime
1023 registration requirement under section 54-252 on account of being
1024 convicted or found not guilty by reason of mental disease or defect of a
1025 sexually violent offense. In evaluating any such information, the
1026 housing authority shall [give consideration to] consider the time, nature
1027 and extent of the applicant's or proposed occupant's conduct and to
1028 factors which might indicate a reasonable probability of favorable future
1029 conduct such as evidence of rehabilitation and evidence of the
1030 willingness of the applicant, the applicant's family or the proposed
1031 occupant to participate in social service or other appropriate counseling
1032 programs and the availability of such programs.

1033 Sec. 17. Subdivision (29) of section 12-412 of the 2024 supplement to
1034 the general statutes is repealed and the following is substituted in lieu
1035 thereof (*Effective October 1, 2024*):

1036 (29) (A) Sales of and the storage, use or other consumption of tangible
1037 personal property acquired for incorporation into or used and
1038 consumed in the operation of housing facilities for low and moderate

1039 income families and persons and sales of and the acceptance, use or
1040 other consumption of any service described in subdivision (2) of section
1041 12-407 that is used and consumed in the development, construction,
1042 rehabilitation, renovation, repair or operation of housing facilities for
1043 low and moderate income families and persons, provided such facilities
1044 are constructed under the sponsorship of and owned or operated by
1045 nonprofit housing organizations or housing authorities, as defined in
1046 [subsection (b) of] section 8-39, as amended by this act. The nonprofit
1047 housing organization or housing authority sponsoring the construction
1048 of or owning or operating such housing facility shall obtain from the
1049 commissioner a letter of determination that the housing facility has, to
1050 the satisfaction of said commissioner, met all the requirements for
1051 exemption under this subsection. At the time of any sale or purchase
1052 that is exempt under this subsection, the purchaser shall present to the
1053 retailer a copy of the determination letter that was issued to the
1054 nonprofit housing organization or housing authority together with a
1055 certificate from the purchaser, in such form as the commissioner may
1056 prescribe, certifying that the tangible personal property or services that
1057 are being purchased from the retailer are to be used or consumed
1058 exclusively for the purposes of incorporation into or in the
1059 development, construction, rehabilitation, renovation, repair or
1060 operation of the housing facility identified in the letter of determination.
1061 For the purposes of this subsection, (i) "nonprofit housing organization"
1062 means any organization which has as one of its purposes the
1063 development, construction, sponsorship or ownership of housing for
1064 low and moderate income families as stated in its charter, if it is
1065 incorporated, or its constitution or bylaws, if it is unincorporated, and
1066 which has received exemption from federal income tax under the
1067 provisions of Section 501(c) of the Internal Revenue Code, as amended
1068 from time to time, provided the charter of such organization, if it is
1069 incorporated, or its constitution or bylaws, if unincorporated, shall
1070 contain a provision that no officer, member or employee [thereof] of
1071 such organization shall receive or at any future time may receive any
1072 pecuniary profit from the operation thereof, except a reasonable

1073 compensation for services in effecting the purposes of the organization;
1074 (ii) "housing facilities" means facilities having as their primary purpose
1075 the provision of safe and adequate housing and related facilities for low
1076 and moderate income families and persons, notwithstanding that [said]
1077 such housing provides other dwelling accommodations in addition to
1078 the primary purpose of providing dwelling accommodations for low
1079 and moderate income families; (iii) "related facilities" means those
1080 facilities defined in subsection (d) of section 8-243; and (iv) "low and
1081 moderate income families" means those families as defined in
1082 subsection (h) of said section 8-243.

1083 (B) Sales of and the acceptance, use or other consumption of any
1084 service described in subdivision (2) of section 12-407 that is used or
1085 consumed in the development, construction, renovation or operation of
1086 housing facilities for low and moderate income families and persons,
1087 provided such facilities are owned or sponsored by a mutual housing
1088 association, as defined in subsection (b) of section 8-214f, and operated
1089 as mutual housing by such association at a location that was conveyed
1090 to such association by the United States Secretary of Housing and Urban
1091 Development prior to September 1, 1995.

1092 Sec. 18. Section 8-389 of the general statutes is repealed and the
1093 following is substituted in lieu thereof (*Effective October 1, 2024*):

1094 Upon the incorporation of a successfully negotiated regional fair
1095 housing compact into a regional plan of conservation and development
1096 by a regional planning agency pursuant to section 8-386, the
1097 Commissioner of Housing and the Connecticut Housing Authority may
1098 give priority to any application for financial or technical assistance made
1099 by a municipality, housing authority or eligible developer, as defined in
1100 [subsection (u) of] section 8-39, as amended by this act, in connection
1101 with any project located in a municipality which has approved the
1102 regional fair housing compact pursuant to section 8-386.

1103 Sec. 19. Subdivision (9) of section 12-631 of the general statutes is
1104 repealed and the following is substituted in lieu thereof (*Effective October*

1105 1, 2024):

1106 (9) "Families of low and moderate income" means families meeting
1107 the criteria for designation as families of low and moderate income
1108 established by the Commissioner of Housing pursuant to [subsection
1109 (f)] subdivision (8) of section 8-39, as amended by this act.

1110 Sec. 20. Section 8-113a of the general statutes is repealed and the
1111 following is substituted in lieu thereof (*Effective October 1, 2024*):

1112 The following terms, wherever used or referred to in this part, [shall]
1113 have the following respective meanings, unless a different meaning
1114 clearly appears from the context:

1115 [(a)] (1) "Authority" or "housing authority" means any of the public
1116 corporations created by section 8-40, as amended by this act.

1117 [(b)] "Municipality" means any city, borough or town. "The
1118 municipality" means the particular municipality for which a particular
1119 housing authority is created.

1120 (c) "Governing body" means, for towns having a town council, the
1121 council; for other towns, the selectmen; for cities, the common council
1122 or other similar body of officials; and for boroughs, the warden and
1123 burgesses.

1124 (d) "Mayor" means, for cities, the mayor, and, for boroughs, the
1125 warden. "Clerk" means the clerk of the particular city, borough or town
1126 for which a particular housing authority is created.

1127 (e) "Area of operation" shall include the municipality in which a
1128 housing authority is created under the provisions of this chapter, and
1129 may include a neighboring municipality, provided the governing body
1130 of such neighboring municipality shall agree by proper resolution to the
1131 extension of the area of operation to include such neighboring
1132 municipality.]

1133 (2) "Bonds" means any bonds, notes, interim certificates, certificates
1134 of indebtedness, debentures or other obligations issued by the authority
1135 pursuant to this chapter.

1136 (3) "Elderly persons" means persons sixty-two years of age and over
1137 who lack the amount of income that is necessary, as determined by the
1138 authority or nonprofit corporation, subject to approval by the
1139 Commissioner of Housing, to enable them to live in decent, safe and
1140 sanitary dwellings without financial assistance as provided under this
1141 part, or persons who have been certified by the Social Security Board as
1142 being totally disabled under the federal Social Security Act or certified
1143 by any other federal board or agency as being totally disabled.

1144 (4) "Housing partnership" means any partnership, limited
1145 partnership, joint venture, trust or association consisting of (A) a
1146 housing authority, a nonprofit corporation, or both, and (B) (i) a
1147 business corporation incorporated pursuant to chapter 601 or any
1148 predecessor statutes thereto, having as one of its purposes the
1149 construction, rehabilitation, ownership or operation of housing, and
1150 having articles of incorporation approved by the commissioner in
1151 accordance with regulations adopted pursuant to section 8-79a or 8-84,
1152 (ii) a for-profit partnership, limited partnership, joint venture, trust,
1153 limited liability company or association having as one of its purposes
1154 the construction, rehabilitation, ownership or operation of housing, and
1155 having basic documents of organization approved by the commissioner
1156 in accordance with regulations adopted pursuant to section 8-79a or 8-
1157 84, or (iii) any combination of the entities included under subparagraphs
1158 (B)(i) and (B)(ii) of this subdivision.

1159 [[f]] (5) "Housing project" means any work or undertaking [(1)] (A) to
1160 demolish, clear or remove buildings from any slum area, which work or
1161 undertaking may embrace the adaptation of such area to public
1162 purposes, including parks or other recreational or community purposes;
1163 [(2)] (B) to provide decent, safe and sanitary urban or rural dwellings,
1164 apartments or other living accommodations for elderly persons, which

1165 work or undertaking may include buildings, land, equipment, facilities
1166 and other real or personal property for necessary, convenient or
1167 desirable appurtenances, streets, sewers, water service, parks, site
1168 preparation, gardening, administrative, community, recreational or
1169 welfare purposes; [(3)] (C) to provide a continuum of housing
1170 comprising independent living accommodations, residential care,
1171 intermediate housing facilities and skilled nursing care and facilities
1172 with ready access to medical and hospital services; or [(4)] (D) to
1173 accomplish a combination of the [foregoing. The term "housing project"
1174 also may be applied to] purposes specified in subparagraphs (A) to (C),
1175 inclusive, of this subdivision. "Housing project" may also include the
1176 planning of the buildings and improvements, the acquisition of
1177 property, the demolition of existing structures, the construction,
1178 reconstruction, alteration and repair of the improvements and all other
1179 work in connection therewith.

1180 [(g) "Bonds" means any bonds, notes, interim certificates, certificates
1181 of indebtedness, debentures or other obligations issued by the authority
1182 pursuant to this chapter.

1183 (h) "Real property" shall include all lands, including improvements
1184 and fixtures thereon, and property of any nature appurtenant thereto,
1185 or used in connection therewith, and every estate, interest and right,
1186 legal or equitable, therein, including terms for years and liens by way of
1187 judgment, mortgage or otherwise and the indebtedness secured by such
1188 liens.

1189 (i) "Obligee of the authority" or "obligee" shall include any
1190 bondholder, trustee or trustees for any bondholders, or lessor demising
1191 to the authority property used in connection with a housing project, or
1192 any assignee or assignees of such lessor's interest or any part thereof,
1193 and the state government when it is a party to any contract with the
1194 authority.

1195 (j) "State public body" means any city, borough, town, municipal
1196 corporation, district or other subdivision of the state.]

1197 [(k)] (6) "Rent" means the entire amount paid to a local authority,
1198 nonprofit corporation or housing partnership for any dwelling unit.

1199 [(l)] (7) "Shelter rent" means "rent" as defined herein, less any charges
1200 made by a local authority, nonprofit corporation or housing partnership
1201 for water, heat, gas, electricity and sewer use charges.

1202 [(m) "Elderly persons" means persons sixty-two years of age and over
1203 who lack the amount of income which is necessary, as determined by
1204 the authority or nonprofit corporation, subject to approval by the
1205 Commissioner of Housing, to enable them to live in decent, safe and
1206 sanitary dwellings without financial assistance as provided under this
1207 part, or persons who have been certified by the Social Security Board as
1208 being totally disabled under the federal Social Security Act or certified
1209 by any other federal board or agency as being totally disabled.

1210 (n) "Housing partnership" means any partnership, limited
1211 partnership, joint venture, trust or association consisting of (1) a housing
1212 authority, a nonprofit corporation or both and (2) (A) a business
1213 corporation incorporated pursuant to chapter 601 or any predecessor
1214 statutes thereto, having as one of its purposes the construction,
1215 rehabilitation, ownership or operation of housing, and having articles of
1216 incorporation approved by the commissioner in accordance with
1217 regulations adopted pursuant to section 8-79a or 8-84, (B) a for-profit
1218 partnership, limited partnership, joint venture, trust, limited liability
1219 company or association having as one of its purposes the construction,
1220 rehabilitation, ownership or operation of housing, and having basic
1221 documents of organization approved by the commissioner in
1222 accordance with regulations adopted pursuant to section 8-79a or 8-84
1223 or (C) any combination of the entities included under subparagraphs
1224 (A) and (B) of this subdivision.]

1225 Sec. 21. Subsection (a) of section 8-116c of the general statutes is
1226 repealed and the following is substituted in lieu thereof (*Effective October*
1227 *1, 2024*):

1228 (a) An elderly person [, as defined in subsection (m) of section 8-113a,]
1229 shall not be eligible to move into a housing project [, as defined in
1230 subsection (f) of section 8-113a,] if the person (1) is currently using illegal
1231 drugs, (2) is currently abusing alcohol and has a recent history of
1232 disruptive or dangerous behavior and whose tenancy (A) would
1233 constitute a direct threat to the health or safety of another individual, or
1234 (B) would result in substantial physical damage to the property of
1235 another, (3) has a recent history of disruptive or dangerous behavior and
1236 whose tenancy (A) would constitute a direct threat to the health and
1237 safety of another individual, or (B) would result in substantial physical
1238 damage to the property of another, or (4) was convicted of the illegal
1239 sale or possession of a controlled substance, as defined in section 21a-
1240 240, within the prior twenty-four-month period.

1241 Sec. 22. Section 8-116d of the general statutes is repealed and the
1242 following is substituted in lieu thereof (*Effective October 1, 2024*):

1243 Any elderly person [, as defined in subsection (m) of section 8-113a,]
1244 who applies for and is accepted for admission to a housing project
1245 pursuant to this part or part VII of this chapter or pursuant to any other
1246 state or federal housing assistance program may terminate the lease or
1247 rental agreement for the dwelling unit that he or she occupies at the time
1248 of such acceptance, without the penalty or liability for the remaining
1249 term of the lease or rental agreement, upon giving thirty days' written
1250 notice to the landlord of such dwelling unit.

1251 Sec. 23. Section 8-119h of the general statutes is repealed and the
1252 following is substituted in lieu thereof (*Effective October 1, 2024*):

1253 Upon preliminary approval by the State Bond Commission pursuant
1254 to the provisions of section 3-20, the state, acting by and through the
1255 Commissioner of Housing, may enter into a contract or contracts with
1256 an authority, a municipal developer, a nonprofit corporation or a
1257 housing partnership for state financial assistance for a congregate
1258 housing project, in the form of capital grants, interim loans, permanent
1259 loans, deferred loans or any combination thereof for application to the

1260 development cost of such project or projects. A contract with an
1261 authority, a municipal developer, a nonprofit corporation or a housing
1262 partnership may provide that in the case of any loan made in
1263 conjunction with any housing assistance funds provided by an agency
1264 of the United States government, if such housing assistance funds
1265 terminate prior to complete repayment of a loan made pursuant to this
1266 section, the remaining balance of such loan may be converted to a capital
1267 grant or decreased loan. Any such state assistance contract with an
1268 authority, a municipal developer, a nonprofit corporation or a housing
1269 partnership for a capital grant or loan entered into prior to the time
1270 housing assistance funds became available from an agency of the United
1271 States government, may, upon the mutual consent of the commissioner
1272 and the authority, municipal developer, nonprofit corporation or
1273 housing partnership, be renegotiated to provide for a loan or increased
1274 loan in the place of a capital grant or loan or a part thereof, consistent
1275 with the above conditions. Such capital grants or loans shall be in an
1276 amount not in excess of the development cost of the project or projects,
1277 including, in the case of grants or loans financed from the proceeds of
1278 the state's general obligation bonds issued pursuant to any
1279 authorization, allocation or approval of the State Bond Commission
1280 made prior to July 1, 1990, administrative or other cost or expense to be
1281 incurred by the state in connection therewith, as approved by said
1282 commissioner. In anticipation of final payment of such capital grants or
1283 loans, the state, acting by and through said commissioner and in
1284 accordance with such contract, may make temporary advances to the
1285 authority, municipal developer, nonprofit corporation or housing
1286 partnership for preliminary planning expense or other development
1287 cost of such project or projects. Any loan provided pursuant to this
1288 section shall bear interest at a rate to be determined in accordance with
1289 subsection (t) of section 3-20. Any such authority, municipal developer,
1290 nonprofit corporation or housing partnership may, subject to the
1291 approval of the Commissioner of Housing, contract with any other
1292 person approved by the Commissioner of Housing for the operation of
1293 a project undertaken pursuant to this part. As used in this section,

1294 "housing partnership" has the same meaning as provided in [subsection
1295 (n) of] section 8-113a, as amended by this act.

1296 Sec. 24. Section 8-119l of the general statutes is repealed and the
1297 following is substituted in lieu thereof (*Effective October 1, 2024*):

1298 The state, acting by and through the Commissioner of Housing, may
1299 enter into a contract or contracts with an authority, a municipal
1300 developer, a nonprofit corporation or a housing partnership for state
1301 financial assistance in the form of a grant-in-aid for an operating cost
1302 subsidy for state-financed congregate housing projects developed
1303 pursuant to this part. In calculating the amount of the grant-in-aid, the
1304 commissioner shall use adjusted gross income of tenants. As used in this
1305 section, "adjusted gross income" means annual aggregate income from
1306 all sources minus fifty per cent of all unreimbursable medical expenses
1307 [. As used in this section,] and "housing partnership" has the same
1308 meaning as provided in [subsection (n) of] section 8-113a, as amended
1309 by this act.

1310 Sec. 25. (NEW) (*Effective October 1, 2024*) (a) As used in this section:

1311 (1) "Certificate holder" means any individual or family who has been
1312 issued a rental assistance certificate by the commissioner pursuant to the
1313 rental assistance program established pursuant to chapter 138a of the
1314 general statutes;

1315 (2) "Commissioner" means the Commissioner of Housing;

1316 (3) "Housing" means any house or building, or portion thereof, that
1317 is occupied, designed to be occupied or rented, leased or hired out to be
1318 occupied, exclusively as a home or residence of one or more persons;

1319 (4) "Housing voucher" means any assistance issued to an individual
1320 or a family pursuant to a housing voucher program;

1321 (5) "Housing voucher holder" means any person or family entitled to
1322 participate in any housing voucher program other than the rental

1323 assistance program;

1324 (6) "Housing voucher program" means any housing voucher
1325 program, including any portion of the federal Housing Choice Voucher
1326 Program, that is administered in whole or in part by the commissioner;

1327 (7) "Low-income family" means an individual or family whose
1328 income does not exceed fifty per cent of the median family income for
1329 the area of the state in which such family lives, as determined by the
1330 commissioner; and

1331 (8) "Rental assistance program" or "program" means the rental
1332 assistance program established by the commissioner pursuant to
1333 chapter 138 of the general statutes;

1334 (b) The commissioner shall administer the rental assistance program
1335 established pursuant to chapter 138a of the general statutes, and any
1336 other housing voucher program, to promote housing choice for
1337 certificate holders and housing voucher holders and to encourage racial
1338 and economic integration.

1339 (c) Not less than annually, the commissioner shall undertake an
1340 assessment, based on statistically representative rental housing survey
1341 data selected by the commissioner, to determine if maximum rent
1342 amounts provided for in the rental assistance program established
1343 pursuant to chapter 138a of the general statutes, or other housing
1344 voucher programs administered in whole or in part by the
1345 commissioner, are sufficient to provide certificate holders and housing
1346 voucher holders with housing opportunities in each municipality or zip
1347 code in the state. If the commissioner finds such maximum rent amounts
1348 are insufficient for such purpose, the commissioner shall adjust such
1349 maximum rent levels so that such rent levels are sufficient for such
1350 purpose. Such assessment shall be made publicly available on the
1351 Internet web site of the Department of Housing.

1352 (d) Any certificate issued pursuant to chapter 138a of the general

1353 statutes, and to the extent permissible by federal law, as applicable, any
1354 housing voucher may be used for housing in any municipality in the
1355 state. The commissioner shall inform certificate holders and housing
1356 voucher holders that a certificate or housing voucher may be used in
1357 any municipality and, to the extent practicable, the commissioner shall
1358 assist certificate holders and housing voucher holders in finding
1359 housing in the municipality of their choice.

1360 (e) The commissioner shall administer the program in such a way that
1361 ensures that no certificate holder or housing voucher holder shall be
1362 displaced as a result of the application of the provisions of subsection (f)
1363 of section 8-345 of the general statutes.

1364 (f) The commissioner shall adopt regulations in accordance with the
1365 provisions of chapter 54 of the general statutes to carry out the purposes
1366 of this section.

1367 Sec. 26. (*Effective July 1, 2024*) The sum of two hundred thousand
1368 dollars is appropriated to the Department of Housing from the General
1369 Fund, for the fiscal year ending June 30, 2025, for the Commissioner of
1370 Housing's assessment of maximum rent amounts required by
1371 subsection (c) of section 25 of this act.

1372 Sec. 27. (*Effective July 1, 2024*) The sum of eighteen million six hundred
1373 thousand dollars is appropriated to the Department of Housing from
1374 the General Fund, for the fiscal year ending June 30, 2025, for housing
1375 and homeless services.

1376 Sec. 28. (*Effective July 1, 2024*) The sum of one million four hundred
1377 thousand dollars is appropriated to the Department of Mental Health
1378 and Addiction Services from the General Fund, for the fiscal year ending
1379 June 30, 2025, for housing support.

1380 Sec. 29. (*Effective July 1, 2024*) The sum of twenty-five million dollars
1381 is appropriated to the Department of Housing from the General Fund,
1382 for the fiscal year ending June 30, 2025, for the rental assistance program.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	New section
Sec. 2	<i>October 1, 2024</i>	New section
Sec. 3	<i>October 1, 2024</i>	New section
Sec. 4	<i>October 1, 2024</i>	New section
Sec. 5	<i>July 1, 2024, and applicable to taxable years commencing on and after July 1, 2024</i>	New section
Sec. 6	<i>October 1, 2024</i>	12-494
Sec. 7	<i>July 1, 2024, and applicable to sales occurring on or after July 1, 2024</i>	12-408(1)
Sec. 8	<i>July 1, 2024, and applicable to sales occurring on or after July 1, 2024</i>	12-411(1)
Sec. 9	<i>July 1, 2024</i>	4-660
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>October 1, 2024, and applicable to grand list years on and after October 1, 2024</i>	12-81(4)
Sec. 12	<i>October 1, 2024</i>	8-39
Sec. 13	<i>October 1, 2024</i>	8-40
Sec. 14	<i>October 1, 2024</i>	8-44b
Sec. 15	<i>October 1, 2024</i>	8-50
Sec. 16	<i>October 1, 2024</i>	8-45a
Sec. 17	<i>October 1, 2024</i>	12-412(29)
Sec. 18	<i>October 1, 2024</i>	8-389
Sec. 19	<i>October 1, 2024</i>	12-631(9)
Sec. 20	<i>October 1, 2024</i>	8-113a
Sec. 21	<i>October 1, 2024</i>	8-116c(a)
Sec. 22	<i>October 1, 2024</i>	8-116d
Sec. 23	<i>October 1, 2024</i>	8-119h
Sec. 24	<i>October 1, 2024</i>	8-119l
Sec. 25	<i>October 1, 2024</i>	New section
Sec. 26	<i>July 1, 2024</i>	New section

Sec. 27	July 1, 2024	New section
Sec. 28	July 1, 2024	New section
Sec. 29	July 1, 2024	New section

Statement of Purpose:

To make housing more affordable for Connecticut residents.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: SEN. LOONEY, 11th Dist.; SEN. DUFF, 25th Dist.
SEN. ANWAR, 3rd Dist.; SEN. CABRERA, 17th Dist.
SEN. FLEXER, 29th Dist.; SEN. GASTON, 23rd Dist.
SEN. HOCHADEL, 13th Dist.; SEN. KUSHNER, 24th Dist.
SEN. LESSER, 9th Dist.; SEN. MAHER, 26th Dist.
SEN. MARX, 20th Dist.; SEN. MCCRORY, 2nd Dist.
SEN. MILLER P., 27th Dist.; SEN. MOORE, 22nd Dist.
SEN. NEEDLEMAN, 33rd Dist.; SEN. RAHMAN, 4th Dist.
SEN. SLAP, 5th Dist.; SEN. WINFIELD, 10th Dist.

S.B. 6