



General Assembly

February Session, 2024

Governor's Bill No. 11

LCO No. 577



Referred to Committee on ENVIRONMENT

Introduced by:

Request of the Governor Pursuant
to Joint Rule 9

***AN ACT COORDINATING CONNECTICUT RESILIENCY PLANNING
AND BROADENING MUNICIPAL OPTIONS FOR CLIMATE
RESILIENCE.***

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

1 Section 1. (NEW) (*Effective July 1, 2024*) As used in sections 1 to 10,
2 inclusive, of this act unless the context otherwise requires:

3 (1) "Captured assessed value" means the amount, as a percentage or
4 stated sum, of increased assessed value that is utilized from year to year
5 to finance project costs pursuant to the district master plan.

6 (2) "Clean energy project" means a renewable energy project that
7 utilizes Class I renewable sources, as defined in section 16-1 of the
8 general statutes.

9 (3) "Current assessed value" means the assessed value of all taxable
10 real property within a resiliency improvement district as of October first
11 of each year that the resiliency improvement district remains in effect.

12 (4) "District master plan" means a statement of means and objectives

13 prepared by the municipality, or two or more municipalities acting
14 jointly under an interlocal agreement, relating to a resiliency
15 improvement district that is designed to (A) reduce the risk of, or
16 exposure to, extreme events, hazards and the effects of climate change,
17 (B) support economic development, (C) provide housing opportunities
18 in existing residential areas, (D) improve or broaden the tax base, and
19 (E) construct or improve the physical facilities and structures necessary
20 for resilience projects, environmental infrastructure or clean energy
21 projects, or any combination thereof, as described in section 4 of this act.

22 (5) "Environmental infrastructure" has the same meaning as provided
23 in section 16-245n of the general statutes.

24 (6) "Financial plan" means a statement of the project costs and sources
25 of revenue required to accomplish the district master plan.

26 (7) "Increased assessed value" means the valuation amount by which
27 the current assessed value of a resiliency improvement district exceeds
28 the original assessed value of the resiliency improvement district. If the
29 current assessed value is equal to or less than the original assessed
30 value, there is no increased assessed value.

31 (8) "Increased savings" means the valuation amount by which the
32 current cost of any existing insurance premium, or other premium,
33 surcharge or other fee identified within the resiliency improvement
34 district may be reduced after the implementation of such district,
35 resulting in a monetary savings to a resident of, or a business located in,
36 such district.

37 (9) "Joint resiliency improvement district" means a resiliency
38 improvement district established by two or more contiguous
39 municipalities that have entered into an interlocal agreement in
40 accordance with sections 7-339a to 7-339l, inclusive, of the general
41 statutes.

42 (10) "Maintenance and operation" means all activities necessary to
43 maintain facilities after they have been developed and all activities

44 necessary to operate such facilities, including, but not limited to,
45 informational, promotional and educational programs and safety and
46 surveillance activities.

47 (11) "Municipality" means a town, city, borough, consolidated town
48 and city or consolidated town and borough.

49 (12) "Original assessed value" means the assessed value of all taxable
50 real property within a resiliency improvement district as of October first
51 of the tax year preceding the year in which the resiliency improvement
52 district was established by the legislative body of a municipality.

53 (13) "Project costs" means any expenditures or monetary obligations
54 incurred or expected to be incurred that are authorized by section 6 of
55 this act and included in a district master plan.

56 (14) "Resilience" has the same meaning as provided in section 16-243y
57 of the general statutes.

58 (15) "Resilience project" means a project, including a capital project,
59 that is designed and implemented to address climate change mitigation,
60 adaptation or resilience, including, but not limited to, the following:

61 (A) A project that mitigates the effects of river, bay or sea level rise,
62 or rising groundwater, including wetlands or marsh restoration,
63 riparian buffers, vegetated dunes, living shorelines, erosion control,
64 road elevation, levees or other flood structures;

65 (B) A project that mitigates the effects of extreme heat or the urban
66 heat island effect, including increasing shade, deploying building and
67 surface materials designed to reflect or absorb less heat, using pavement
68 materials designed to reflect or absorb less heat, constructing,
69 improving or modifying new or existing facilities or increasing access to
70 cooling opportunities;

71 (C) A project that mitigates the effects of drought, including the
72 repurposing of land for multiple uses, groundwater replenishment or
73 groundwater storage, or a combination of such uses; or

74 (D) A project intended to reduce the risk of flooding, including
75 structure elevation or relocation, wetlands restoration, flood easements
76 or bypasses, riparian buffers or levees.

77 (16) "Tax increment" means real property taxes assessed by a
78 municipality upon the increased assessed value of property in the
79 resiliency improvement district.

80 (17) "Resiliency improvement district" means an area wholly within
81 the corporate limits of a municipality that has been established and
82 designated as such pursuant to section 2 of this act and that is to be
83 developed under a district master plan.

84 (18) "Tax year" means the period of time beginning on July first and
85 ending on the succeeding June thirtieth.

86 Sec. 2. (NEW) (*Effective July 1, 2024*) (a) Any municipality may, by
87 vote of its legislative body, establish a resiliency improvement district
88 located wholly within the boundaries of such municipality in
89 accordance with the requirements of sections 2 to 10, inclusive, of this
90 act. If a municipality is governed by a home rule charter, and such
91 charter prohibits the establishment of a resiliency improvement district,
92 such municipality shall not establish such district. Except as provided
93 in subsection (d) of this section, the establishment of a resiliency
94 improvement district approved by such municipality shall be effective
95 upon the concurrent approval of such district and the adoption of a
96 district master plan pursuant to section 4 of this act.

97 (b) Within a resiliency improvement district, and consistent with the
98 district master plan, the municipality, in addition to powers granted to
99 such municipality under the Constitution of the state of Connecticut, the
100 general statutes, the provisions of any special act or sections 2 to 10,
101 inclusive, of this act shall have the following powers:

102 (1) To acquire, construct, reconstruct, improve, preserve, alter,
103 extend, operate or maintain property or promote development intended
104 to meet the objectives of the district master plan. The municipality may

105 acquire property, land or easements through negotiation or by other
106 means authorized for any municipality under the general statutes;

107 (2) To execute and deliver contracts, agreements and other
108 documents relating to the operation and maintenance of the resiliency
109 improvement district;

110 (3) To issue bonds and other obligations of the municipality in
111 accordance with the provisions set forth in section 8 of this act;

112 (4) Acting through its board of selectmen, town council or other
113 governing body of such municipality, to enter into written agreements
114 with a taxpayer that fixes the assessment of real property located within
115 a resiliency improvement district, provided (A) the term of such
116 agreement shall not exceed fifty years from the date of the agreement;
117 and (B) the agreed assessment for such real property plus future
118 improvements shall not be less than the assessment of the real property
119 as of the last regular assessment date without such future
120 improvements. Any such agreement shall be recorded in the land
121 records of the municipality. The recording of such agreement shall
122 constitute notice of the agreement to any subsequent purchaser or
123 encumbrancer of the property or any part of it, whether voluntary or
124 involuntary, and such agreement shall be binding upon any subsequent
125 purchaser or encumbrancer. If the municipality claims that the taxpayer
126 or a subsequent purchaser or encumbrancer has violated the terms of
127 such agreement, the municipality may bring an action in the superior
128 court for the judicial district in which the municipality is located to
129 enforce such agreement;

130 (5) To accept grants, advances, loans or other financial assistance
131 from the federal government, the state, private entities or any other
132 source, including, but not limited to, such funds as allowable from
133 sections 7-159d, 22a-498 and 25-85 of the general statutes, and undertake
134 any additional actions necessary or desirable to secure such financial
135 aid; and

136 (6) Upon such terms as the municipality determines, to furnish

137 services or facilities, provide property, lend, grant or contribute funds
138 and take any other action such municipality is authorized to perform for
139 any other purposes.

140 (c) The resiliency improvement district may be dissolved or the
141 boundaries of such district may be modified upon the vote of the
142 legislative body of the municipality, except that the resiliency
143 improvement district may not be dissolved nor may the boundaries of
144 the resiliency improvement district be modified if any bonds or other
145 indebtedness authorized and issued by the municipality under sections
146 2 to 10, inclusive, of this act remain outstanding. Notwithstanding the
147 provisions of this subsection, outstanding obligation bonds of the
148 municipality secured solely by the full faith and credit of the
149 municipality shall not preclude the dissolution of, or the modification
150 of the boundaries of, a resiliency improvement district.

151 (d) Two or more contiguous municipalities may enter into an
152 interlocal agreement in accordance with sections 7-339a to 7-339l,
153 inclusive, of the general statutes, to establish a joint resiliency
154 improvement district and adopt a district master plan for a district that
155 is partially located in each such municipality. Such interlocal agreement
156 shall be adopted prior to the establishment of any such joint district and
157 the adoption of a district master plan for such district. A joint resiliency
158 improvement district shall be deemed established upon the concurrent
159 approval of such district and the adoption of a district master plan by
160 all of the municipalities participating in the interlocal agreement.

161 (e) The interlocal agreement under which two or more contiguous
162 municipalities establish a joint resiliency improvement district shall
163 apportion any power, right, duty or obligation granted to, or required
164 of, any municipality under the provisions of sections 2 to 10, inclusive,
165 of this act among the municipalities participating in the interlocal
166 agreement.

167 (f) Nothing in this section shall be construed to limit the power
168 granted to a municipality pursuant to any provision of the general

169 statutes or any special act to offer, enter into or modify any tax
170 abatement for real property located in a resiliency improvement district
171 if such real property contains one or more units of affordable housing,
172 as defined in section 8-39a of the general statutes.

173 Sec. 3. (NEW) (*Effective July 1, 2024*) Prior to the establishment of a
174 resiliency improvement district and approval of a district master plan
175 for such district, the legislative body of the municipality, or the board of
176 selectmen in the case of a municipality in which the legislative body is a
177 town meeting, shall:

178 (1) Consider whether the proposed resiliency improvement district
179 and district master plan will contribute to the well-being of the
180 municipality or to the betterment of the health, welfare or safety of the
181 inhabitants of the municipality;

182 (2) Not less than ninety days prior to approving the district master
183 plan for such resiliency improvement district, transmit the proposed
184 district master plan to the planning commission of the municipality, if
185 any, requesting a study of the proposed district master plan and a
186 written advisory opinion, which shall include a determination on
187 whether the proposed plan is consistent with the plan of conservation
188 and development of the municipality adopted under section 8-23 of the
189 general statutes, as amended by this act;

190 (3) Hold at least one public hearing on the proposal to establish a
191 resiliency improvement district and to adopt the proposed district
192 master plan. Notice of the hearing shall be published not less than ten
193 days prior to such hearing in a conspicuous place on the Internet web
194 site of the municipality, or the municipalities acting jointly pursuant to
195 an interlocal agreement, with the date and time such notice was so
196 posted, and such notice shall include (A) the date, time and place of such
197 hearing, (B) the legal description of the boundaries of the proposed
198 resiliency improvement district, and (C) the draft district master plan,
199 which plan shall be made available for physical review and posted
200 electronically on the Internet web site of the municipality; and

201 (4) Determine whether the proposed resiliency improvement district
202 meets the following conditions:

203 (A) The district contains an area that experiences or is likely to
204 experience adverse impacts from hazards or climate change, including,
205 but not limited to, sea level rise, rising groundwater, extreme heat,
206 drought or flooding;

207 (B) The district has been identified in a municipal hazard mitigation
208 plan or the local plan of conservation and development, or has been
209 identified by another related planning process;

210 (C) The plan demonstrates a reduction of risk in the district from such
211 identified impacts;

212 (D) A portion of the real property within the district shall be suitable
213 for commercial, industrial, mixed-use or retail uses or transit-oriented
214 development;

215 (E) Provides for the replacement of, or renovation to, residential
216 buildings in the district, if the district is in a flood zone or within the
217 boundaries of sea level rise as determined by the requirements of section
218 25-680 of the general statutes, as amended by this act, includes a height
219 standard of not less than two feet of freeboard above the base flood
220 elevation, or as designated by the state building code or municipal
221 building requirements, whichever imposes a greater height standard,
222 and whether construction of or renovation to commercial or industrial
223 buildings shall be flood-proofed if not elevated;

224 (F) Provides for the replacement of, or renovation to, residential
225 buildings in the district if the district is in a flood zone or has been
226 impacted by sea level rise as determined by the requirements of section
227 25-680 of the general statutes, as amended by this act, and provides for
228 vehicle access to such residential buildings at a height of two feet above
229 base flood elevation; and

230 (G) The proposed district will not increase the vulnerability and risk

231 to properties adjacent to the district or increase the risk to other hazards
232 within the district.

233 Sec. 4. (NEW) (*Effective July 1, 2024*) (a) In connection with the
234 establishment of a resiliency improvement district, the legislative body
235 of a municipality shall adopt a district master plan for each resiliency
236 improvement district and a statement of the percentage or stated sum
237 of increased assessed value to be designated as captured assessed value
238 in accordance with such plan. The district master plan shall be adopted
239 at the same time that the resiliency improvement district is established
240 as part of the resiliency improvement district adoption proceedings set
241 forth in sections 2 to 10, inclusive, of this act.

242 (b) The district master plan shall include: (1) The legal description of
243 the boundaries of the resiliency improvement district; (2) a list of the tax
244 identification numbers for all lots or parcels within the resiliency
245 improvement district; (3) a description of the present condition and uses
246 of all land and buildings within the resiliency improvement district and
247 how the construction or improvement of physical facilities or structures
248 will reduce or eliminate risk from any existing or expected hazards; (4)
249 a description of the existing or expected hazards facing the district; (5) a
250 description of the public facilities, improvements or programs within
251 the resiliency improvement district anticipated to be undertaken and
252 financed in whole or in part; (6) in the event of existing residential use
253 within the resiliency improvement district, a housing plan for the
254 rehabilitation, construction or replacement of any such existing housing
255 in accordance with the state's consolidated plan for housing and
256 community development prepared pursuant to section 8-37t of the
257 general statutes and the state plan of conservation and development
258 prepared pursuant to chapter 297 of the general statutes, which plan
259 shall also include meaningful efforts to reduce displacement plans; (7) a
260 financial plan in accordance with subsection (c) of this section; (8) a plan
261 for the proposed maintenance and operation of the resiliency
262 improvements after the improvements are completed; and (9) the
263 maximum duration of the resiliency improvement district, which may
264 not exceed a total of fifty tax years beginning with the tax year in which

265 the resiliency improvement district is established.

266 (c) The financial plan in a district master plan shall include: (1) Cost
267 estimates for the public improvements and developments anticipated in
268 the district master plan; (2) cost estimates to support relocation or
269 temporary housing for displaced residents; (3) the maximum amount of
270 indebtedness to be incurred to implement the district master plan; (4)
271 sources of anticipated revenues, including, but not limited to, increased
272 savings, fees, assessments, grants or other sources; (5) a description of
273 the terms and conditions of any agreements, including any anticipated
274 assessment agreements, contracts or other obligations related to the
275 district master plan; (6) estimates of increased assessed values and
276 estimates of increased savings of the resiliency improvement district;
277 and (7) the portion of the increased assessed values and increased
278 savings to be applied to the district master plan as captured assessed
279 values and resulting tax increments in each year of the plan.

280 (d) The district master plan may be amended from time to time by
281 the legislative body of the municipality. Such legislative body shall
282 review the district master plan not less than once every ten years after
283 the initial approval of the resiliency improvement district and the
284 district master plan in order for the resiliency improvement district and
285 the district master plan to remain in effect, provided no such district
286 may be dissolved for the failure to comply with this section if any bonds
287 or other indebtedness authorized and issued by the municipality under
288 sections 2 to 10, inclusive, of this act remain outstanding. With respect
289 to any district master plan that includes development that is funded in
290 whole or in part by federal funds, the provisions of this subsection shall
291 not apply to the extent that such provisions are prohibited by federal
292 law.

293 Sec. 5. (NEW) (*Effective July 1, 2024*) (a) In the district master plan, the
294 municipality may designate all or part of the tax increment revenues
295 generated from the increased assessed value and all or part of any
296 additional revenue resulting from the increased savings of a resiliency
297 improvement district for the purpose of financing all or part of the

298 implementation of the district master plan, and, in the case of any
299 existing or planned residential use in such district, the percentage of
300 such revenue necessary to rehabilitate, construct or replace dwellings
301 for such use and to preserve, increase or improve access to affordable
302 housing, as defined in section 8-39a of the general statutes, within the
303 municipality, either within or adjacent to such district. The amount of
304 tax increment revenues to be designated shall be determined by
305 designating the captured assessed value, subject to any assessment
306 agreements.

307 (b) On or after the establishment of a resiliency improvement district
308 and the adoption of a district master plan, the assessor of the
309 municipality in which such district is located shall certify the original
310 assessed value of the taxable real property within the boundaries of the
311 resiliency improvement district. Each year after the establishment of a
312 resiliency improvement district, the assessor shall certify the amount of
313 the (1) current assessed value; (2) amount by which the current assessed
314 value has increased or decreased from the original assessed value,
315 subject to any assessment agreements; and (3) amount of the captured
316 assessed value. Nothing in this subsection shall be construed to
317 authorize the unequal apportionment or assessment of the taxes to be
318 paid on real property in the municipality. Subject to any assessment
319 agreements, an owner of real property within the resiliency
320 improvement district shall pay real property taxes apportioned equally
321 with real property taxes paid elsewhere in such municipality.

322 (c) If a municipality has designated captured assessed value under
323 subsection (a) of section 4 of this act:

324 (1) The municipality shall establish a district master plan fund that
325 consists of: (A) A project cost account that is pledged to and charged
326 with the payment of project costs that are outlined in the financial plan,
327 including the reimbursement of project cost expenditures incurred by a
328 public body, which public body may be the municipality, a developer,
329 any property owner or any other third-party entity, and that are paid in
330 a manner other than as described in subparagraph (B) of this

331 subdivision; and (B) in instances of indebtedness issued by the
332 municipality in accordance with section 8 of this act to finance or
333 refinance project costs, a development sinking fund account that is
334 pledged to and charged with the (i) payment of the interest and
335 principal as the interest and principal fall due, including any
336 redemption premium; (ii) payment of the costs of providing or
337 reimbursing any provider of any guarantee, letter of credit, policy of
338 bond insurance or other credit enhancement device used to secure
339 payment of debt service on any such indebtedness; and (iii) funding any
340 required reserve fund;

341 (2) The municipality shall annually set aside all tax increment
342 revenues on captured assessed values and deposit all such revenues to
343 the appropriate district master plan fund account established under
344 subdivision (1) of this subsection in the following order of priority: (A)
345 To the development sinking fund account, an amount sufficient,
346 together with estimated future revenues to be deposited to the account
347 and earnings on the amount, to satisfy all annual debt service on the
348 indebtedness issued in accordance with section 8 of this act and the
349 financial plan, except for general obligation bonds of the municipality
350 secured solely by the full faith and credit of the municipality; and (B) to
351 the project cost account, all such remaining tax increment revenues on
352 captured assessed values;

353 (3) The municipality shall make transfers between district master
354 plan fund accounts established under subdivision (1) of this subsection,
355 provided the transfers do not result in a balance in either account that is
356 insufficient to cover the annual obligations of each respective account;

357 (4) The municipality may, at any time during the term of the
358 resiliency improvement district, by vote of the legislative body of the
359 municipality, return to the municipal general fund any tax increment
360 revenues remaining in either account established under subdivision (1)
361 of this subsection that exceeds those estimated to be required to satisfy
362 the obligations of the account after taking into account any transfer
363 made under subdivision (3) of this subsection; and

364 (5) Any account or fund established pursuant to subdivision (1) of
365 this subsection shall be audited annually by an independent auditor
366 who is a public accountant licensed to practice in this state and who
367 meets the independence standards included in generally accepted
368 government auditing standards. A report of such audit shall be open to
369 public inspection. Certified copies of such audit shall be provided to the
370 State Auditors of Public Accounts.

371 Sec. 6. (NEW) (*Effective July 1, 2024*) Costs authorized for payment
372 from a district master plan fund, established pursuant to section 5 of this
373 act shall be limited to:

374 (1) Costs of improvements made within the resiliency improvement
375 district, including, but not limited to, (A) capital costs, including, but not
376 limited to, (i) the acquisition or construction of land, improvements,
377 infrastructure, measures designed to improve resilience, environmental
378 infrastructure, clean energy projects, public ways, parks, buildings,
379 structures, railings, signs, landscaping, plantings, curbs, sidewalks,
380 turnouts, recreational facilities, structured parking, transportation
381 improvements, pedestrian improvements and other related
382 improvements, fixtures and equipment for public use, (ii) the
383 acquisition or construction of land, improvements, infrastructure,
384 buildings and structures, (iii) the demolition, alteration, remodeling,
385 repair or reconstruction of existing buildings, structures and fixtures,
386 (iv) environmental remediation, (v) site preparation and finishing work,
387 and (vi) all fees and expenses associated with the capital cost of such
388 improvements, including, but not limited to, licensing and permitting
389 expenses and planning, engineering, architectural, testing, legal and
390 accounting expenses; (B) financing costs, including, but not limited to,
391 closing costs, issuance costs, reserve funds and capitalized interest; (C)
392 real property assembly costs; (D) costs of technical and marketing
393 assistance programs; (E) professional service costs, including, but not
394 limited to, licensing, architectural, planning, engineering, development
395 and legal expenses; (F) maintenance and operation costs; (G)
396 administrative costs, including, but not limited to, reasonable charges
397 for the time spent by municipal employees, other agencies or third-party

398 entities in connection with the implementation of a district master plan;
399 and (H) organizational costs relating to the planning and the
400 establishment of the resiliency improvement district, including, but not
401 limited to, the costs of conducting environmental impact and other
402 studies and the costs of informing the public about the creation of
403 resiliency improvement districts and the implementation of the district
404 master plan;

405 (2) Costs of improvements that are made outside the resiliency
406 improvement district but are directly related to or are made necessary
407 by the establishment or operation of the resiliency improvement district,
408 including, but not limited to, (A) that portion of the costs reasonably
409 related to the construction, alteration or expansion of any facilities not
410 located within the resiliency improvement district that are required due
411 to improvements or activities within the resiliency improvement
412 district, including, but not limited to, roadways, traffic signalization,
413 easements, sewage treatment plants, water treatment plants or other
414 environmental protection devices, storm or sanitary sewer lines, water
415 lines, electrical lines, improvements to fire stations and street signs; (B)
416 costs of public safety and public school improvements made necessary
417 by the establishment of the resiliency improvement district; and (C)
418 costs of funding to mitigate any adverse impact of the resiliency
419 improvement district upon the municipality and its constituents; and

420 (3) Costs related to environmental improvement projects developed
421 by the municipality related to the resiliency improvement district.

422 Sec. 7. (NEW) (*Effective July 1, 2024*) (a) (1) Notwithstanding any
423 provision of the general statutes, whenever a municipality constructs,
424 improves, extends, equips, rehabilitates, repairs, acquires or provides a
425 grant for any public improvements within a resiliency improvement
426 district or finances the cost of such public improvements, the proportion
427 of such cost or estimated cost of such public improvements and
428 financing thereof, as determined by the municipality, may be assessed
429 by the municipality, as a benefit assessment, in the manner prescribed
430 by such municipality, upon the real property within the resiliency

431 improvement district that is benefited by such public improvements.
432 The municipality may provide for the payment of such benefit
433 assessments in annual installments, not exceeding fifty years, and may
434 forgive such benefit assessments in any given year without causing the
435 remainder of installments of benefit assessments to be forgiven. Benefit
436 assessments on real property where buildings or structures are
437 constructed or expanded after the initial benefit assessment may be
438 assessed as if the new or expanded buildings or structures on such real
439 property existed at the time of the original benefit assessment.

440 (2) Any benefit assessment shall be adopted and revised by the
441 municipality not less than annually and not more than sixty days before
442 the beginning of the fiscal year. If any benefit assessment is assessed and
443 levied prior to the acquisition or construction of the public
444 improvements, the amount of any such assessment may be adjusted to
445 reflect the actual cost of such public improvements, including all
446 financing costs, once such public improvements are complete, if the
447 actual cost is greater than or less than the estimated costs.

448 (b) Before estimating and making a benefit assessment under
449 subsection (a) of this section, the municipality shall hold not less than
450 one public hearing on such municipality's schedule of benefit
451 assessments or any revision thereof. Notice of such hearing shall be
452 published not less than ten days before such hearing in a conspicuous
453 place on the Internet web site of the municipality, or the municipalities
454 acting jointly pursuant to an interlocal agreement, with the date and
455 time such notice was posted. The notice shall include (1) the date, time
456 and place of such hearing; (2) the boundaries of the resiliency
457 improvement district by legal description; (3) a statement that all
458 interested persons owning real estate or taxable property located within
459 the resiliency improvement district will be given an opportunity to be
460 heard at the hearing and an opportunity to file objections to the amount
461 of the assessment; (4) the maximum rate of assessments to be increased
462 in any one year; and (5) a statement indicating that the proposed list of
463 properties to be assessed and the estimated assessments against those
464 properties are available at the city or town office or at the office of the

465 assessor. The notice may include a maximum number of years the
466 assessments will be levied. Not later than the date of the publication, the
467 municipality shall make available to any member of the public, upon
468 request, the proposed schedule of benefit assessments. The procedures
469 for public hearing and appeal set forth in section 7-250 of the general
470 statutes shall apply for all benefit assessments made by a municipality
471 pursuant to this section, except that the board of finance, or the
472 municipality's legislative body if no board of finance exists, shall be
473 substituted for the water pollution control authority.

474 (c) A municipality may adopt ordinances apportioning the value of
475 improvements within a resiliency improvement district according to a
476 formula that reflects actual benefits that accrue to the various properties
477 because of the development and maintenance.

478 (d) A municipality may increase assessments or extend the maximum
479 number of years the assessments will be levied after notice and public
480 hearing is held pursuant to subsection (b) of this section.

481 (e) (1) Benefit assessments made under this section shall be collected
482 and enforced in the same manner as municipal taxes unless otherwise
483 provided in sections 2 to 10, inclusive, of this act. Benefit assessments
484 shall be due and payable at such times as are fixed by the municipality,
485 provided the municipality shall give notice of such due date not less
486 than thirty days prior to such due date by publication in a newspaper of
487 general circulation in the municipality and by mailing such notice to the
488 owners of the assessed real property at the last-known address of any
489 such owner. All revenues from any assessment under this section shall
490 be paid into the appropriate district master plan fund account
491 established under subsection (c) of section 5 of this act.

492 (2) If any property owner fails to pay any assessment or part of an
493 assessment on or before the date on which such assessment or part of
494 such assessment is due, the municipality shall have all the authority and
495 powers to collect the delinquent assessments vested in the municipality
496 by law to collect delinquent municipal taxes. Benefit assessments, if not

497 paid when due, shall constitute a lien upon the real property served and
498 a charge against the owners thereof, which lien and charge shall bear
499 interest at the same rate as delinquent property taxes. Each such lien
500 may be continued, recorded and released in the manner provided for
501 property tax liens and shall take precedence over all other liens or
502 encumbrances except a lien for property taxes of the municipality.

503 Sec. 8. (NEW) (*Effective July 1, 2024*) (a) For the purpose of carrying
504 out or administering a district master plan or other functions authorized
505 under sections 2 to 10, inclusive, of this act, a municipality is authorized,
506 subject to the limitations and procedures set forth in this section, to issue
507 from time to time bonds and other obligations of the municipality that
508 are payable solely from and secured by (1) the full faith and credit
509 pledge of the municipality; (2) a pledge of and lien upon any or all of
510 the income, proceeds, revenues and property of the projects within the
511 resiliency improvement district, including the proceeds of grants, loans,
512 advances or contributions from the federal government, the state or
513 other source; (3) all revenues derived under sections 5 and 7 of this act
514 received by the municipality; or (4) any combination of the methods in
515 subdivisions (1) to (3), inclusive, of this subsection. Except for bonds
516 secured by the full faith credit pledge of the municipality, bonds
517 authorized by this section shall not be included in computing the
518 aggregate indebtedness of the municipality.

519 (b) Notwithstanding the provisions of any other statute, municipal
520 ordinance or charter provision governing the authorization and
521 issuance of bonds generally by the municipality, any bonds payable and
522 secured as provided in this section shall be authorized by a resolution
523 adopted by the legislative body of the municipality. Such bonds shall,
524 as determined by the legislative body of the municipality or the
525 municipal officers who are designated such authority by such body, (1)
526 be issued and sold; (2) bear interest at the rate or rates determined by
527 the legislative body or its designee, including variable rates; (3) provide
528 for the payment of interest on the dates determined by the legislative
529 body or its designee, whether before or at maturity; (4) be issued at,
530 above or below par; (5) mature at such time or times not exceeding thirty

531 years; (6) have rank or priority; (7) be payable in such medium of
532 payment; (8) be issued in such form, including, without limitation,
533 registered or book-entry form, carry such registration and transfer
534 privileges and be made subject to purchase or redemption before
535 maturity at such price or prices and under such terms and conditions,
536 including the condition that such bonds be subject to purchase or
537 redemption on the demand of the owner thereof; and (9) contain such
538 other required terms and particulars.

539 (c) The municipality may require that the bonds issued hereunder be
540 secured by a trust agreement by and between the municipality and a
541 corporate trustee, which may be any trust company or bank having the
542 powers of a trust company within the state. The trust agreement may
543 contain covenants or provisions for protecting and enforcing the rights
544 and remedies of the bondholders as may be necessary, reasonable or
545 appropriate and not in violation of law or other provisions or covenants
546 that are consistent with sections 2 to 10, inclusive, of this act and which
547 the municipality determines in such proceedings are necessary,
548 convenient or desirable to better secure the bonds, or will tend to make
549 the bonds more marketable, and which are in the best interests of the
550 municipality. The pledge by any trust agreement shall be valid and
551 binding from time to time when the pledge is made. The revenues or
552 other moneys so pledged and then held or thereafter received by the
553 municipality shall immediately be subject to the lien of the pledge
554 without any physical delivery thereof or further act and the lien of the
555 pledge shall be valid and binding as against all parties having claims of
556 any kind in tort, contract or otherwise against the board, irrespective of
557 whether the parties have notice thereof. All expenses incurred in
558 carrying out such trust agreement may be treated as project costs. In case
559 any municipal officer whose signature or a facsimile of whose signature
560 shall appear on any bonds or coupons shall cease to be an officer before
561 the delivery of the obligations, the signature or facsimile shall
562 nevertheless be valid and sufficient for all purposes the same as if the
563 officer had remained in office until the delivery. Notwithstanding any
564 provision of the Uniform Commercial Code, neither this section, the

565 resolution of the municipality approving the bonds or any trust
566 agreement by which a pledge is created need be filed or recorded, and
567 no filing need be made under title 42a of the general statutes.

568 (d) While any bonds issued hereunder remain outstanding, the
569 existence of the resiliency improvement district and the powers and
570 duties of the municipality with respect to such resiliency improvement
571 district shall not be diminished or impaired in any way that will affect
572 adversely the interests and rights of the holders of the bonds. Any bonds
573 issued by a municipality pursuant to this section, except for general
574 obligation bonds of the municipality secured by the full faith and credit
575 pledge of the municipality, shall contain on their face a statement to the
576 effect that neither the state nor the municipality shall be obliged to pay
577 the principal of or the interest thereon, and that neither the full faith and
578 credit or taxing power of the state or the municipality is pledged to the
579 payment of the bonds. All bonds issued under this section shall have
580 and are hereby declared to have all the qualities and incidents of
581 negotiable instruments, as provided in title 42a of the general statutes.

582 (e) Any pledge made by a municipality pursuant to this section shall
583 be valid and binding from the time when the pledge is made, and any
584 revenues or other receipts, funds or moneys so pledged and thereafter
585 received by the municipality shall be subject immediately to the lien of
586 such pledge without any physical delivery thereof or further act. The
587 lien of any such pledge shall be valid and binding as against all parties
588 having claims of any kind in tort, contract or otherwise against the
589 municipality, irrespective of whether such parties have notice of such
590 lien.

591 (f) Bonds issued under this section are hereby made securities in
592 which all public officers and public bodies of the state and its political
593 subdivisions, all insurance companies, trust companies, banking
594 associations, investment companies, executors, administrators, trustees
595 and other fiduciaries may properly and legally invest funds, including
596 capital in their control and belonging to them and such bonds shall be
597 securities that may properly and legally be deposited with and received

598 by any state or municipal officer or any agency or political subdivision
599 of the state for any purpose for which the deposit of bonds of the state
600 is now or may hereafter be authorized by law. Bonds may be issued
601 under this section without obtaining the consent of the state and without
602 any proceedings or the happening of any other conditions or things
603 other than those proceedings, conditions or things that are specifically
604 required thereof by this section.

605 (g) Nothing in this section shall be construed to restrict the ability of
606 the municipality to raise revenue for the payment of project costs in any
607 manner otherwise authorized by law.

608 (h) As used in this section, "bonds" means any bonds, including
609 refunding bonds, notes, interim certificates, debentures or other
610 obligations.

611 Sec. 9. (NEW) (*Effective July 1, 2024*) The legislative body of a
612 municipality may create an advisory board, whose members include
613 owners or occupants of real property located in or adjacent to a
614 resiliency improvement district. The advisory board may advise the
615 legislative body and any designated administrative entity on the
616 planning, construction and implementation of the district master plan
617 and maintenance and operation of the resiliency improvement district
618 after the district master plan is complete.

619 Sec. 10. (NEW) (*Effective July 1, 2024*) (a) Within a resiliency
620 improvement district, priority consideration shall be given to
621 infrastructure projects designed to increase resilience and that (1) utilize
622 nonstructural and nature-based solutions intended to restore, maintain
623 or enhance ecosystem services and processes that maintain or improve
624 on environmental quality in or adjacent to the district, or (2) address the
625 needs of environmental justice communities, as defined in section 22a-
626 20a of the general statutes, or of vulnerable communities, as defined in
627 section 16-243y of the general statutes.

628 (b) To the extent that a resiliency project results in the demolition or
629 reduction of affordable housing, as defined in section 8-39a of the

630 general statutes, the municipality, the developer of the district, a
631 property owner or a third-party entity must commit to replace such
632 affordable housing units within the district. The replacement of such
633 affordable housing shall occur not later than four years after such
634 demolition or reduction. If the replacement is not feasible within the
635 district boundaries, then such affordable housing shall be replaced
636 within a reasonable proximity to the district at a rate of not less than two
637 units for each unit that otherwise would have been replaced within the
638 district.

639 Sec. 11. Subsections (d) to (f), inclusive, of section 8-23 of the general
640 statutes are repealed and the following is substituted in lieu thereof
641 (*Effective July 1, 2024*):

642 (d) In preparing such plan, the commission or any special committee
643 shall consider the following: (1) The community development action
644 plan of the municipality, if any, (2) the need for affordable housing, (3)
645 the need for protection of existing and potential public surface and
646 ground drinking water supplies, (4) the use of cluster development and
647 other development patterns to the extent consistent with soil types,
648 terrain and infrastructure capacity within the municipality, (5) the state
649 plan of conservation and development adopted pursuant to chapter 297,
650 (6) the regional plan of conservation and development adopted
651 pursuant to section 8-35a, as amended by this act, (7) physical, social,
652 economic and governmental conditions and trends, (8) the needs of the
653 municipality including, but not limited to, human resources, education,
654 health, housing, recreation, social services, public utilities, public
655 protection, transportation and circulation and cultural and
656 interpersonal communications, (9) the objectives of energy-efficient
657 patterns of development, the use of solar and other renewable forms of
658 energy and energy conservation, (10) protection and preservation of
659 agriculture, (11) the most recent sea level change scenario updated
660 pursuant to subsection (b) of section 25-68o, as amended by this act,
661 [and] (12) the need for technology infrastructure in the municipality,
662 and (13) for any such plan adopted on or after October 1, 2026, the most
663 recent hazard and climate projections established by federal and state

664 authorities, including, but not limited to, the National Oceanic and
665 Atmospheric Administration, the Federal Emergency Management
666 Agency, the United States Environmental Protection Agency and The
667 University of Connecticut.

668 (e) (1) [Such] Any such plan of conservation and development
669 adopted prior to October 1, 2026, shall (A) be a statement of policies,
670 goals and standards for the physical and economic development of the
671 municipality, (B) provide for a system of principal thoroughfares,
672 parkways, bridges, streets, sidewalks, multipurpose trails and other
673 public ways as appropriate, (C) be designed to promote, with the
674 greatest efficiency and economy, the coordinated development of the
675 municipality and the general welfare and prosperity of its people and
676 identify areas where it is feasible and prudent (i) to have compact,
677 transit accessible, pedestrian-oriented mixed use development patterns
678 and land reuse, and (ii) to promote such development patterns and land
679 reuse, (D) recommend the most desirable use of land within the
680 municipality for residential, recreational, commercial, industrial,
681 conservation, agricultural and other purposes and include a map
682 showing such proposed land uses, (E) recommend the most desirable
683 density of population in the several parts of the municipality, (F) note
684 any inconsistencies with the following growth management principles:
685 (i) Redevelopment and revitalization of commercial centers and areas of
686 mixed land uses with existing or planned physical infrastructure; (ii)
687 expansion of housing opportunities and design choices to accommodate
688 a variety of household types and needs; (iii) concentration of
689 development around transportation nodes and along major
690 transportation corridors to support the viability of transportation
691 options and land reuse; (iv) conservation and restoration of the natural
692 environment, cultural and historical resources and existing farmlands;
693 (v) protection of environmental assets critical to public health and
694 safety; and (vi) integration of planning across all levels of government
695 to address issues on a local, regional and state-wide basis, (G) make
696 provision for the development of housing opportunities, including
697 opportunities for multifamily dwellings, consistent with soil types,

698 terrain and infrastructure capacity, for all residents of the municipality
699 and the planning region in which the municipality is located, as
700 designated by the Secretary of the Office of Policy and Management
701 under section 16a-4a, (H) promote housing choice and economic
702 diversity in housing, including housing for both low and moderate
703 income households, and encourage the development of housing which
704 will meet the housing needs identified in the state's consolidated plan
705 for housing and community development prepared pursuant to section
706 8-37t and in the housing component and the other components of the
707 state plan of conservation and development prepared pursuant to
708 chapter 297, and (I) consider allowing older adults and persons with a
709 disability the ability to live in their homes and communities whenever
710 possible. Such plan may: (i) Permit home sharing in single-family zones
711 between up to four adult persons of any age with a disability or who are
712 sixty years of age or older, whether or not related, who receive
713 supportive services in the home; (ii) allow accessory apartments for
714 persons with a disability or persons sixty years of age or older, or their
715 caregivers, in all residential zones, subject to municipal zoning
716 regulations concerning design and long-term use of the principal
717 property after it is no longer in use by such persons; and (iii) expand the
718 definition of "family" in single-family zones to allow for accessory
719 apartments for persons sixty years of age or older, persons with a
720 disability or their caregivers. In preparing such plan the commission
721 shall consider focusing development and revitalization in areas with
722 existing or planned physical infrastructure.

723 (2) Any such plan of conservation and development adopted on or
724 after October 1, 2026, shall (A) be a statement of policies, goals and
725 standards for the physical and economic development of the
726 municipality; (B) provide for a system of principal thoroughfares,
727 parkways, bridges, streets, sidewalks, multipurpose trails and other
728 public ways as appropriate; (C) be designed to promote, with the
729 greatest efficiency and economy, the coordinated development of the
730 municipality and the general welfare and prosperity of its people and
731 identify areas where it is feasible and prudent (i) to have compact,

732 transit accessible, pedestrian-oriented mixed use development patterns
733 and land reuse, and (ii) to promote such development patterns and land
734 reuse; (D) (i) include a climate change vulnerability assessment, which
735 shall consist of an assessment of existing and anticipated threats to and
736 vulnerabilities of the municipality that are associated with natural
737 disasters, hazards and climate change, including, but not limited to,
738 increased temperatures, drought, flooding, storm damage and sea level
739 rise, and the impacts such disasters and hazards may have on
740 individuals, communities, institutions, businesses, economic
741 development, public infrastructure and facilities, public health, safety
742 and welfare, (ii) identify goals, policies and techniques to avoid or
743 reduce such threats, vulnerabilities and impacts, and (iii) include a
744 statement describing any consistencies and inconsistencies identified
745 between such assessment and any existing or proposed natural hazard
746 mitigation plan, floodplain management plan, comprehensive
747 emergency operations plan, emergency response plan, post-disaster
748 recovery plan, long-range transportation plan or capital improvement
749 plan in the municipality, and identifying and recommending, where
750 necessary, the integration of data from such assessment into any such
751 plans and any actions necessary to achieve consistency and coordination
752 between such assessment and any such plans; (E) recommend the most
753 desirable use of land within the municipality for residential,
754 recreational, commercial, industrial, conservation, agricultural and
755 other purposes and include a map showing such proposed land uses
756 that considers the threats, vulnerabilities and impacts identified in the
757 climate change vulnerability assessment conducted pursuant to
758 subparagraph (D)(i) of this subdivision; (F) recommend the most
759 desirable density of population in the several parts of the municipality;
760 (G) note any inconsistencies with the following growth management
761 principles: (i) Redevelopment and revitalization of commercial centers
762 and areas of mixed land uses with existing or planned physical
763 infrastructure; (ii) expansion of housing opportunities and design
764 choices to accommodate a variety of household types and needs; (iii)
765 concentration of development around transportation nodes and along
766 major transportation corridors to support the viability of transportation

767 options and land reuse and reduction of vehicle mileage; (iv)
768 conservation and restoration of the natural environment, cultural and
769 historical resources and existing farmlands; (v) protection of
770 environmental assets critical to public health and safety; and (vi)
771 integration of planning across all levels of government to address issues
772 on a local, regional and state-wide basis; (H) make provision for the
773 development of housing opportunities, including opportunities for
774 multifamily dwellings, consistent with soil types, terrain and
775 infrastructure capacity, for all residents of the municipality and the
776 planning region in which the municipality is located, as designated by
777 the Secretary of the Office of Policy and Management under section 16a-
778 4a; (I) promote housing choice and economic diversity in housing,
779 including housing for both low and moderate income households, and
780 encourage the development of housing which will meet the housing
781 needs identified in the state's consolidated plan for housing and
782 community development prepared pursuant to section 8-37t and in the
783 housing component and the other components of the state plan of
784 conservation and development prepared pursuant to chapter 297; (J)
785 consider allowing older adults and persons with disabilities the ability
786 to live in their homes and communities whenever possible; (K) identify
787 infrastructure, including, but not limited to, facilities, public utilities and
788 roadways, that is critical for evacuation purposes and sustaining quality
789 of life during a natural disaster, and which shall be maintained at all
790 times in an operational state; (L) identify strategies and design
791 standards that may be implemented to avoid or reduce risks associated
792 with natural disasters, hazards and climate change; and (M) include
793 geospatial data utilized in preparing such plan or that is necessary to
794 convey information in such plan. Such plan may: (i) Permit home
795 sharing in single-family zones between up to four adult persons of any
796 age with a disability or who are sixty years of age or older, whether or
797 not related, who receive supportive services in the home; (ii) allow
798 accessory apartments for persons with a disability or persons sixty years
799 of age or older, or their caregivers, in all residential zones, subject to
800 municipal zoning regulations concerning design and long-term use of
801 the principal property after it is no longer in use by such persons; (iii)

802 expand the definition of "family" in single-family zones to allow for
803 accessory apartments for persons sixty years of age or older, persons
804 with a disability or their caregivers; and (iv) identify one or more areas
805 that are vulnerable to the impacts of climate change for the purpose of
806 prioritizing funding for infrastructure needs and resilience planning. In
807 preparing such plan the commission shall consider focusing
808 development and revitalization in areas with existing or planned
809 physical infrastructure. The commission or any special committee may
810 utilize information and data from any plan described in subparagraph
811 (D) of this subdivision in the preparation of such plan of conservation
812 and development, provided such information and data shall not be
813 incorporated by reference, but summarized in such plan.

814 [(2)] (3) For any municipality that is contiguous to Long Island Sound,
815 such plan shall be (A) consistent with the municipal coastal program
816 requirements of sections 22a-101 to 22a-104, inclusive, (B) made with
817 reasonable consideration for restoration and protection of the ecosystem
818 and habitat of Long Island Sound, and (C) designed to reduce hypoxia,
819 pathogens, toxic contaminants and floatable debris in Long Island
820 Sound.

821 (f) Such plan may show the commission's and any special
822 committee's recommendation for (1) conservation and preservation of
823 traprock and other ridgelines, (2) airports, parks, playgrounds and other
824 public grounds, (3) the general location, relocation and improvement of
825 schools and other public buildings, (4) the general location and extent
826 of public utilities and terminals, whether publicly or privately owned,
827 for water, light, power, transit and other purposes, (5) the extent and
828 location of public housing projects, (6) programs for the implementation
829 of the plan, including (A) a schedule, (B) a budget for public capital
830 projects, (C) a program for enactment and enforcement of zoning and
831 subdivision controls, building and housing codes and safety
832 regulations, (D) plans for implementation of affordable housing, (E)
833 plans for open space acquisition and greenways protection and
834 development, and (F) plans for corridor management areas along
835 limited access highways or rail lines, designated under section 16a-27,

836 as amended by this act, (7) proposed priority funding areas, (8) a land
837 use program that will promote the reduction and avoidance of risks
838 associated with natural disasters, hazards and climate change,
839 including, but not limited to, increased temperatures, drought, flooding,
840 hurricanes and sea level rise, (9) a program for the transfer of
841 development rights, which establishes criteria for sending and receiving
842 sites and technical details for the program consistent with the provisions
843 of section 8-2e, as amended by this act, and [(8)] (10) any other
844 recommendations as will, in the commission's or any special
845 committee's judgment, be beneficial to the municipality. The plan may
846 include any necessary and related maps, explanatory material,
847 photographs, charts or other pertinent data and information relative to
848 the past, present and future trends of the municipality. Any land use
849 program recommended pursuant to subdivision (8) of this subsection
850 may be a resiliency improvement district, as defined in section 1 of this
851 act.

852 Sec. 12. Subsection (i) of section 8-23 of the general statutes is repealed
853 and the following is substituted in lieu thereof (*Effective July 1, 2024*):

854 (i) (1) After completion of the public hearing, the commission may
855 revise the plan and may adopt the plan or any part thereof or
856 amendment thereto by a single resolution or may, by successive
857 resolutions, adopt parts of the plan and amendments thereto.

858 (2) Any plan, section of a plan or recommendation in the plan that is
859 not endorsed in the report of the legislative body or, in the case of a
860 municipality for which the legislative body is a town meeting or
861 representative town meeting, by the board of selectmen, of the
862 municipality may only be adopted by the commission by a vote of not
863 less than two-thirds of all the members of the commission.

864 (3) Upon adoption by the commission, any plan or part thereof or
865 amendment thereto shall become effective at a time established by the
866 commission, provided notice thereof shall be published in a newspaper
867 having a general circulation in the municipality prior to such effective

868 date.

869 (4) Not more than thirty days after adoption, any plan or part thereof
870 or amendment thereto shall be posted on the Internet web site of the
871 municipality, if any, and shall be filed in the office of the town clerk,
872 except that, if it is a district plan or amendment, it shall be filed in the
873 offices of both the district and town clerks.

874 (5) Not more than sixty days after adoption of the plan, the
875 commission shall submit a copy of the plan, including geospatial data
876 required pursuant to subparagraph (M) of subdivision (2) of subsection
877 (e) of this section, to the Secretary of the Office of Policy and
878 Management, [and] in a form and manner prescribed by the secretary.
879 The commission shall include with such copy a description of any
880 [inconsistency] inconsistencies between the plan adopted by the
881 commission and the regional plan of conservation and development
882 applicable to the municipality and the state plan of conservation and
883 development, and the reasons [therefor] for any such inconsistencies.

884 Sec. 13. Subdivisions (2) to (4), inclusive, of section 28-1 of the general
885 statutes are repealed and the following is substituted in lieu thereof
886 (*Effective July 1, 2024*):

887 (2) "Major disaster" means any catastrophe including, but not limited
888 to, any hurricane, tornado, storm, high water, wind-driven water, tidal
889 wave, tsunami, earthquake, volcanic eruption, landslide, mudslide,
890 snowstorm, extreme heat or drought, or, regardless of cause, any fire,
891 flood, explosion, or man-made disaster in any part of this state that, (A)
892 in the determination of the President, causes damage of sufficient
893 severity and magnitude to warrant major disaster assistance under the
894 Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42
895 USC 5121 et seq., as amended from time to time, to supplement the
896 efforts and available resources of this state, local governments within
897 the state, and disaster relief organizations in alleviating the damage,
898 loss, hardship, or suffering caused by such catastrophe, or (B) in the
899 determination of the Governor, requires the declaration of a civil

900 preparedness emergency pursuant to section 28-9.

901 (3) "Emergency" means any occasion or instance for which, in the
902 determination of the Governor or the President, state or federal
903 assistance is needed to supplement state or local efforts and capabilities
904 to save lives and protect property, public health and safety or to avert
905 or lessen the threat of a disaster or catastrophe in any part of this state.

906 (4) "Civil preparedness" means all those activities and measures
907 designed or undertaken (A) to minimize or control the effects upon the
908 civilian population of major disaster or emergency or climate change,
909 (B) to minimize the effects upon the civilian population caused or which
910 would be caused by an attack upon the United States, (C) to deal with
911 the immediate emergency conditions which would be created by any
912 such attack, major disaster or emergency or climate change, and (D) to
913 effectuate emergency repairs to, or the emergency restoration of, vital
914 utilities and facilities destroyed or damaged by any such attack, major
915 disaster or emergency or climate change. Such term shall include, but
916 shall not be limited to, (i) measures to be taken in preparation for
917 anticipated attack, major disaster or emergency or climate change,
918 including the establishment of appropriate organizations, operational
919 plans and supporting agreements; the recruitment and training of
920 personnel; the conduct of research; the procurement and stockpiling of
921 necessary materials and supplies; the provision of suitable warning
922 systems; the construction and preparation of shelters, shelter areas and
923 control centers; and, when appropriate, the nonmilitary evacuation of
924 the civilian population, pets and service animals; (ii) measures to be
925 taken during attack, major disaster or emergency, including the
926 enforcement of passive defense regulations prescribed by duly
927 established military or civil authorities; the evacuation of personnel to
928 shelter areas; the control of traffic and panic; and the control and use of
929 lighting and civil communication; and (iii) measures to be taken
930 following attack, major disaster or emergency, including activities for
931 firefighting; rescue, emergency medical, health and sanitation services;
932 monitoring for specific hazards of special weapons; unexploded bomb
933 reconnaissance; essential debris clearance; emergency welfare

934 measures; and immediately essential emergency repair or restoration of
935 damaged vital facilities.

936 Sec. 14. Section 25-68o of the general statutes is repealed and the
937 following is substituted in lieu thereof (*Effective July 1, 2024*):

938 (a) On and after October 1, 2019, in the preparation of any municipal
939 evacuation plan or hazard mitigation plan, such municipality shall
940 consider the most recent sea level change scenario updated pursuant to
941 subsection (b) of this section. On and after October 1, 2025, any such plan
942 shall identify and address (1) threats to surface transportation, critical
943 infrastructure and local land uses as a result of such sea level change,
944 and (2) actions, strategies and capital projects to avoid or reduce impacts
945 and risks resulting from climate change, including, but not limited to,
946 increased precipitation, flooding, sea level rise and extreme heat. Any
947 such surface transportation, critical infrastructure, local land uses,
948 actions, strategies and capital projects shall be identified in geospatial
949 data, as applicable, in addition to being identified in such plan, and such
950 data shall be made available to the Commissioner of Emergency
951 Services and Public Protection and the Secretary of the Office of Policy
952 and Management upon request.

953 (b) Within available resources and not less than once every ten years,
954 the Marine Sciences Division of The University of Connecticut shall
955 publish a sea level change scenario for the state based upon the sea level
956 change scenarios published by the National Oceanic and Atmospheric
957 Administration in Technical Report OAR CPO-1 and other available
958 scientific data necessary to create a scenario applicable to the state
959 coastline. Within available resources and not less than ninety days prior
960 to publishing such sea level change scenario by said Marine Sciences
961 Division, the division and the Department of Energy and Environmental
962 Protection shall conduct not less than one public hearing concerning
963 such update. Not later than sixty days after the last public hearing, the
964 Commissioner of Energy and Environmental Protection shall publish
965 the sea level change scenario for the state on the Internet web site of the
966 Department of Energy and Environmental Protection along with a

967 notice that any previous updates are superseded.

968 Sec. 15. Section 7-364 of the general statutes is repealed and the
969 following is substituted in lieu thereof (*Effective July 1, 2024*):

970 Upon the recommendation of the budget-making authority and
971 approval by the legislative body, any part or the whole of such fund
972 may be used for (1) capital and nonrecurring expenditures, but such use
973 shall be restricted to the financing of all or part of the planning,
974 construction, reconstruction or acquisition of any specific capital
975 improvement, including, but not limited to, planning, construction,
976 reconstruction or acquisition intended to increase the resiliency of a
977 capital improvement against the impacts of climate change, including,
978 but not limited to, increased precipitation, flooding, sea level rise and
979 extreme heat, or the acquisition of any specific item of equipment, (2)
980 costs associated with a property tax revaluation, and (3) costs associated
981 with the preparation, amendment or adoption of a plan of conservation
982 and development pursuant to section 8-23, as amended by this act.
983 Upon the approval of any such expenditure, an appropriation shall be
984 set up, plainly designated for the project, acquisition, revaluation or
985 plan of conservation and development for which it has been authorized,
986 and such unexpended appropriation may be continued until such
987 project, acquisition, revaluation or plan of conservation and
988 development is completed. Any unexpended portion of such
989 appropriation remaining after such completion shall revert to said
990 reserve fund.

991 Sec. 16. Subsection (a) of section 13a-175a of the general statutes is
992 repealed and the following is substituted in lieu thereof (*Effective July 1,*
993 *2024*):

994 (a) For each fiscal year there shall be allocated twelve million five
995 hundred thousand dollars out of the funds appropriated to the
996 Department of Transportation, or from any other source, not otherwise
997 prohibited by law, to be used by the towns for (1) the construction,
998 reconstruction, improvement [or] and maintenance of highways,

999 sections of highways, bridges [or] and structures incidental to highways
1000 and bridges [or the improvement thereof,] including (A) construction,
1001 reconstruction, improvements and maintenance intended to increase
1002 resiliency against increased precipitation, flooding, sea level rise and
1003 extreme heat, and (B) the plowing of snow, [the] sanding of icy
1004 pavements, [the] trimming and removal of trees [, the] and installation,
1005 replacement and maintenance of traffic signs, signals and markings; [,
1006 for] (2) traffic control and vehicular safety programs, traffic and parking
1007 planning and administration, and other purposes and programs related
1008 to highways, traffic and parking; [, and for] and (3) the purposes of
1009 providing and operating essential public transportation services and
1010 related facilities.

1011 Sec. 17. (NEW) (*Effective July 1, 2024*) Not later than October 1, 2026,
1012 and annually thereafter, each municipality shall, in a form and manner
1013 prescribed by the Office of Policy and Management in consultation with
1014 the Departments of Transportation and Energy and Environmental
1015 Protection, submit a report concerning each culvert and bridge within
1016 the control and boundaries of such municipality. Such report shall (1)
1017 include, but need not be limited to, geospatial data pertaining to each
1018 culvert and bridge, the locational coordinates of each culvert and bridge,
1019 the age and dimensions of each culvert and bridge, and any additional
1020 information deemed necessary by the Office of Policy and Management,
1021 in consultation with the Departments of Transportation and Energy and
1022 Environmental Protection, and (2) be submitted to the Office of Policy
1023 and Management, the Departments of Transportation and Energy and
1024 Environmental Protection, and the regional of council of governments
1025 of which such municipality is a member, if applicable.

1026 Sec. 18. Subsections (a) and (b) of section 8-35a of the general statutes
1027 are repealed and the following is substituted in lieu thereof (*Effective July*
1028 *1, 2024*):

1029 (a) At least once every ten years, each regional council of
1030 governments shall make a plan of conservation and development for its
1031 area of operation, showing its recommendations for the general use of

1032 the area including land use, housing, principal highways and freeways,
1033 bridges, airports, parks, playgrounds, recreational areas, schools, public
1034 institutions, public utilities, agriculture and such other matters as, in the
1035 opinion of the council, will be beneficial to the area. Any regional plan
1036 so developed shall be based on studies of physical, social, economic and
1037 governmental conditions and trends and shall be designed to promote
1038 with the greatest efficiency and economy the coordinated development
1039 of its area of operation and the general welfare and prosperity of its
1040 people. Such plan may encourage resilient and energy-efficient patterns
1041 of development, land use strategies to reduce the impacts of climate
1042 change, the use of solar and other renewable forms of energy, and
1043 energy conservation. Such plan shall be designed to promote abatement
1044 of the pollution of the waters and air of the region. Such plan shall
1045 consider the need for technology infrastructure in the region. The
1046 regional plan shall identify areas where it is feasible and prudent (1) to
1047 have compact, transit accessible, pedestrian-oriented mixed use
1048 development patterns and land reuse, and (2) to promote such
1049 development patterns and land reuse and shall note any inconsistencies
1050 with the following growth management principles: (A) Redevelopment
1051 and revitalization of regional centers and areas of mixed land uses with
1052 existing or planned physical infrastructure; (B) expansion of housing
1053 opportunities and design choices to accommodate a variety of
1054 household types and needs; (C) concentration of development around
1055 transportation nodes and along major transportation corridors to
1056 support the viability of transportation options and land reuse; (D)
1057 conservation and restoration of the natural environment, cultural and
1058 historical resources and traditional rural lands; (E) protection of
1059 environmental assets critical to public health and safety; and (F)
1060 integration of planning across all levels of government to address issues
1061 on a local, regional and state-wide basis. The plan of each region
1062 contiguous to Long Island Sound shall be designed to reduce hypoxia,
1063 pathogens, toxic contaminants and floatable debris in Long Island
1064 Sound. On and after October 1, 2025, such plan shall (i) demonstrate
1065 consistency with each long-range transportation plan, hazard
1066 mitigation plan and evacuation plan adopted by a member municipality

1067 of such council, and (ii) identify infrastructure of critical importance in
1068 the region and include geospatial data relative to such infrastructure.

1069 (b) Before adopting the regional plan of conservation and
1070 development or any part thereof or amendment thereto the regional
1071 council of governments shall hold at least one public hearing thereon,
1072 notice of the time, place and subject of which shall be given in writing
1073 to the chief executive officer and planning commission, where one
1074 exists, of each member town, city or borough. Notice of the time, place
1075 and subject of such hearing shall be published once in a newspaper
1076 having a substantial circulation in the region. Such notices shall be given
1077 not more than twenty days or less than ten days before such hearing. At
1078 least sixty-five days before the public hearing the regional council of
1079 governments shall post the plan on the Internet web site of the council,
1080 if any, and submit the plan to the Secretary of the Office of Policy and
1081 Management for findings in the form of comments and
1082 recommendations. By October 1, 2011, the secretary shall establish, by
1083 regulations adopted in accordance with the provisions of chapter 54,
1084 criteria for such findings which shall include procedures for a uniform
1085 review of regional plans of conservation and development to determine
1086 if a proposed regional plan of conservation and development is not
1087 inconsistent with the state plan of conservation and development and
1088 the state economic strategic plan. The regional council of governments
1089 shall note on the record any inconsistency with the state plan of
1090 conservation and development and the reasons for such inconsistency.
1091 Adoption of the plan or part thereof or amendment thereto shall be
1092 made by the affirmative vote of not less than a majority of the
1093 representatives on the council. The plan shall be posted on the Internet
1094 web site of the council, if any, and a copy of the plan or of any
1095 amendments thereto, signed by the chairman of the council, and
1096 geospatial data developed pursuant to the requirements of subsection
1097 (a) of this section shall be transmitted to the chief executive officers, the
1098 town, city or borough clerks, as the case may be, and to planning
1099 commissions, if any, in member towns, cities or boroughs, and to the
1100 Secretary of the Office of Policy and Management, or his or her designee.

1101 The regional council of governments shall notify the Secretary of the
1102 Office of Policy and Management of any inconsistency with the state
1103 plan of conservation and development and the reasons therefor.

1104 Sec. 19. Section 29-251 of the general statutes is repealed and the
1105 following is substituted in lieu thereof (*Effective July 1, 2024*):

1106 There shall be within the Department of Administrative Services a
1107 Codes and Standards Committee whose duty it shall be to work with
1108 the State Building Inspector in the enforcement of this part and the State
1109 Fire Marshal in the enforcement of part II of this chapter as set forth
1110 herein. The committee shall be composed of twenty-one members,
1111 residents of the state, appointed by the Commissioner of Administrative
1112 Services as follows: (1) Two shall be architects licensed in the state of
1113 Connecticut; (2) three shall be professional engineers licensed in the
1114 state of Connecticut, two of whom shall practice either structural,
1115 mechanical or electrical engineering but in no event shall both of such
1116 members represent the same specialty, and one of whom shall be a
1117 practicing fire protection engineer or mechanical engineer with
1118 extensive experience in fire protection; (3) two shall be builders or
1119 superintendents of construction, one of whom shall have expertise in
1120 residential construction and one of whom shall have expertise in
1121 nonresidential construction; (4) one shall be a public health official; (5)
1122 two shall be building officials; (6) two shall be local fire marshals; (7) one
1123 shall be a Connecticut member of a national building trades labor
1124 organization; (8) one shall have expertise in matters relating to energy
1125 efficiency; (9) four shall be public members, one of whom shall have
1126 expertise in matters relating to accessibility and use of facilities by
1127 persons with physical disabilities; (10) one shall be a contractor licensed
1128 to perform electrical work or a member of a state-wide electrical trades
1129 labor organization; (11) one shall be a contractor licensed to perform
1130 plumbing and piping work or a member of a state-wide plumbing
1131 trades labor organization; and (12) one shall be a contractor licensed to
1132 perform heating, piping and cooling work or a member of a state-wide
1133 heating and cooling trades labor organization. Each member, other than
1134 the public members described in subdivision (9) of this section, shall

1135 have had not less than ten years' practical experience in such member's
1136 profession or business. Not fewer than five members, who shall not be
1137 public members described in subdivision (9) of this section, shall have
1138 received training, certification or experience in construction techniques
1139 that increase the resilience of buildings and building elements against
1140 the impacts of climate change. The committee shall adopt regulations in
1141 accordance with the provisions of chapter 54 governing the procedure
1142 of the committee. Members who fail to attend three consecutive
1143 meetings or fifty per cent of all meetings during a calendar year shall be
1144 deemed to have resigned. The committee may, within the limits of
1145 appropriations provided therefor, employ such assistants as may be
1146 necessary to conduct its business.

1147 Sec. 20. Subsection (c) of section 29-251c of the general statutes is
1148 repealed and the following is substituted in lieu thereof (*Effective July 1,*
1149 *2024*):

1150 (c) The commissioner shall establish a program of education and
1151 training in the mechanics and application of the State Building Code and
1152 the Fire Safety Code conducted for any municipal or state code official,
1153 or any candidate for such positions, and a continuing educational
1154 program in the mechanics and application of the State Building Code
1155 and the Fire Safety Code for any architect, engineer, landscape architect,
1156 interior designer, builder, contractor or superintendent of construction
1157 doing business in this state. Such programs shall include education and
1158 training in construction techniques that maximize energy efficiency,
1159 minimize greenhouse gas emissions and increase the resilience of
1160 buildings and building elements against the impacts of climate change.

1161 Sec. 21. Section 29-256a of the general statutes is repealed and the
1162 following is substituted in lieu thereof (*Effective July 1, 2024*):

1163 (a) (1) The State Building Inspector and the Codes and Standards
1164 Committee shall revise the State Building Code to require that
1165 commercial and residential buildings and building elements be
1166 designed to provide optimum cost-effective energy efficiency over the

1167 useful life of the building and to incorporate the 2012 International
1168 Energy Conservation Code, not later than eighteen months after the
1169 publication of said code. [The provisions of this section shall not be
1170 construed to impose any new requirement for any renovation or
1171 construction of a state building that is subject to the requirements of
1172 section 16a-38k, regardless of whether such building has been granted
1173 an exemption under said section.]

1174 (2) On and after July 1, 2025, the State Building Inspector and the
1175 Codes and Standards Committee shall revise the State Building Code to
1176 (A) require that the buildings and building elements described in
1177 subdivision (1) of this subsection be designed to provide optimum
1178 greenhouse gas emission reduction and resiliency against the impacts of
1179 climate change over the useful life of the building, and (B) incorporate
1180 the most recent International Energy Conservation Code, not later than
1181 eighteen months after the publication of said code.

1182 (3) The provisions of this section shall not be construed to impose any
1183 new requirement for any renovation or construction of a state building
1184 that is subject to the requirements of section 16a-38k, regardless of
1185 whether such building has been granted an exemption under said
1186 section.

1187 (b) (1) Notwithstanding subsection (a) of this section, on and after
1188 July 1, 2010, the State Building Inspector and the Codes and Standards
1189 Committee, in consultation with the Commissioner of Administrative
1190 Services, shall revise the State Building Code to include provisions
1191 requiring certain buildings of or over a specified minimum size, that
1192 qualify as a new construction or a major alteration of a residential or
1193 nonresidential building, to meet or exceed optimum cost-effective
1194 building construction standards concerning the thermal envelope or
1195 mechanical systems, including, but not limited to, indoor air quality and
1196 water conservation, and the lighting and electrical systems of the
1197 building. [Such provisions]

1198 (2) Notwithstanding subsection (a) of this section, on and after July 1,

1199 2025, the State Building Inspector and the Codes and Standards
1200 Committee, in consultation with the Commissioner of Administrative
1201 Services, shall revise the State Building Code to include provisions
1202 requiring that the buildings described in subdivision (1) of this
1203 subsection meet or exceed optimum cost-effective building construction
1204 standards concerning the resiliency of such buildings to flood and wind
1205 hazards, the impacts of climate change and the most recent sea level
1206 change scenario updated pursuant to section 25-680, as amended by this
1207 act.

1208 (3) The provisions included pursuant to subdivisions (1) and (2) of
1209 this subsection shall reference nationally accepted green building rating
1210 systems, including, but not limited to, the Leadership in Energy and
1211 Environmental Design rating system, the Green Globes USA design
1212 program, as established by the Green Building Initiative, the National
1213 Green Building Standard, as established by the National Association of
1214 Home Builders, or an equivalent rating system approved by the State
1215 Building Inspector and the Codes and Standards Committee. On and
1216 after July 1, 2025, such provisions shall reference nationally accepted
1217 resiliency standards, including, but not limited to, the Insurance
1218 Institute of Business & Home Safety's Fortified Construction Standard
1219 and any other applicable standards promulgated or endorsed by the
1220 United States Department of Energy, the Federal Emergency
1221 Management Agency or other relevant federal agencies. Such
1222 [requirements] provisions shall include a method for demonstrating
1223 compliance at the time of application for a certificate of occupancy,
1224 including, but not limited to, private third-party certification or
1225 verification of compliance with the relevant portions of such rating
1226 systems and resiliency standards, including, but not limited to, the
1227 energy, [and] environmental and climate resiliency portions.

1228 Sec. 22. Subsections (b) and (c) of section 8-2 of the 2024 supplement
1229 to the general statutes are repealed and the following is substituted in
1230 lieu thereof (*Effective July 1, 2024*):

1231 (b) Zoning regulations adopted pursuant to subsection (a) of this

1232 section shall:

1233 (1) Be made in accordance with a comprehensive plan and in
1234 consideration of the plan of conservation and development adopted
1235 under section 8-23, as amended by this act;

1236 (2) Be designed to (A) lessen congestion in the streets; (B) secure
1237 safety from fire, panic, flood, sea level rise, extreme heat, climate change
1238 and other dangers; (C) promote health and the general welfare; (D)
1239 provide adequate light and air; (E) protect the state's historic, tribal,
1240 cultural and environmental resources; (F) facilitate the adequate
1241 provision for transportation, water, sewerage, schools, parks and other
1242 public requirements; (G) consider the impact of permitted land uses on
1243 contiguous municipalities and on the planning region, as defined in
1244 section 4-124i, in which such municipality is located; (H) address
1245 significant disparities in housing needs and access to educational,
1246 occupational and other opportunities; (I) promote efficient review of
1247 proposals and applications; and (J) affirmatively further the purposes of
1248 the federal Fair Housing Act, 42 USC 3601 et seq., as amended from time
1249 to time;

1250 (3) Be drafted with reasonable consideration as to the physical site
1251 characteristics of the district and its peculiar suitability for particular
1252 uses and with a view to encouraging the most appropriate use of land
1253 throughout a municipality;

1254 (4) Provide for the development of housing opportunities, including
1255 opportunities for multifamily dwellings, consistent with soil types,
1256 terrain and infrastructure capacity, for all residents of the municipality
1257 and the planning region in which the municipality is located, as
1258 designated by the Secretary of the Office of Policy and Management
1259 under section 16a-4a;

1260 (5) Promote housing choice and economic diversity in housing,
1261 including housing for both low and moderate income households;

1262 (6) Expressly allow the development of housing which will meet the

1263 housing needs identified in the state's consolidated plan for housing and
1264 community development prepared pursuant to section 8-37t and in the
1265 housing component and the other components of the state plan of
1266 conservation and development prepared pursuant to section 16a-26;

1267 (7) Be made with reasonable consideration for the impact of such
1268 regulations on agriculture, as defined in subsection (q) of section 1-1;

1269 (8) Provide that proper provisions be made for soil erosion and
1270 sediment control pursuant to section 22a-329;

1271 (9) Be made with reasonable consideration for the protection of
1272 existing and potential public surface and ground drinking water
1273 supplies; [and]

1274 (10) In any municipality that is contiguous to or on a navigable
1275 waterway draining to Long Island Sound, (A) be made with reasonable
1276 consideration for the restoration and protection of the ecosystem and
1277 habitat of Long Island Sound; (B) be designed to reduce hypoxia,
1278 pathogens, toxic contaminants and floatable debris on Long Island
1279 Sound; and (C) provide that such municipality's zoning commission
1280 consider the environmental impact on Long Island Sound coastal
1281 resources, as defined in section 22a-93, of any proposal for development;
1282 and

1283 (11) Provide that proper provisions be made to mitigate and avoid
1284 potential negative impacts to public health, public welfare and the
1285 environment, due to sea level change, in consideration of the most
1286 recent sea level change scenario updated pursuant to section 25-68o, as
1287 amended by this act.

1288 (c) Zoning regulations adopted pursuant to subsection (a) of this
1289 section may:

1290 (1) To the extent consistent with soil types, terrain and water, sewer
1291 and traffic infrastructure capacity for the community, provide for or
1292 require cluster development, as defined in section 8-18;

1293 (2) Be made with reasonable consideration for the protection of
1294 historic factors;

1295 (3) Require or promote (A) energy-efficient patterns of development;
1296 (B) the use of distributed generation or freestanding solar, wind and
1297 other renewable forms of energy; (C) combined heat and power; [and]
1298 (D) energy conservation; and (E) resilience, as defined in section 16-
1299 243y;

1300 (4) Provide for incentives for developers who use (A) solar and other
1301 renewable forms of energy; (B) combined heat and power; (C) water
1302 conservation, including demand offsets; [and] (D) energy conservation
1303 techniques, including, but not limited to, cluster development, higher
1304 density development and performance standards for roads, sidewalks
1305 and underground facilities in the subdivision; and (E) flood-risk
1306 reduction building methods;

1307 (5) Provide for a municipal or regional system for the creation of
1308 development rights and the permanent transfer of such development
1309 rights, which may include a system for the variance of density limits in
1310 connection with any such transfer;

1311 (6) Provide for notice requirements in addition to those required by
1312 this chapter;

1313 (7) Provide for conditions on operations to collect spring water or
1314 well water, as defined in section 21a-150, including the time, place and
1315 manner of such operations;

1316 (8) Provide for floating zones, overlay zones and planned
1317 development districts;

1318 (9) Require estimates of vehicle miles traveled and vehicle trips
1319 generated in lieu of, or in addition to, level of service traffic calculations
1320 to assess (A) the anticipated traffic impact of proposed developments;
1321 and (B) potential mitigation strategies such as reducing the amount of
1322 required parking for a development or requiring public sidewalks,

1323 crosswalks, bicycle paths, bicycle racks or bus shelters, including off-
1324 site; [and]

1325 (10) In any municipality where a traprock ridge or an amphibolite
1326 ridge is located, (A) provide for development restrictions in ridgeline
1327 setback areas; and (B) restrict quarrying and clear cutting, except that
1328 the following operations and uses shall be permitted in ridgeline setback
1329 areas, as of right: (i) Emergency work necessary to protect life and
1330 property; (ii) any nonconforming uses that were in existence and that
1331 were approved on or before the effective date of regulations adopted
1332 pursuant to this section; and (iii) selective timbering, grazing of
1333 domesticated animals and passive recreation; and

1334 (11) Provide for sending and receiving sites in conjunction with any
1335 transfer of development rights program established pursuant to section
1336 8-2e, as amended by this act.

1337 Sec. 23. Section 8-2e of the general statutes is repealed and the
1338 following is substituted in lieu thereof (*Effective July 1, 2024*):

1339 (a) Any two or more municipalities which have adopted the
1340 provisions of this chapter or chapter 125a or which are exercising zoning
1341 power pursuant to any special act may, with the approval of the
1342 legislative body of each municipality, execute an agreement providing
1343 for a system of development rights and the transfer of development
1344 rights across the boundaries of the municipalities which are parties to
1345 the agreement. Such system shall be implemented in a manner
1346 approved by the legislative body of each municipality and by the
1347 commission or other body which adopts zoning regulations of each
1348 municipality. Such agreement may provide that such system be
1349 administered by a regional council of governments or other agency.

1350 (b) Any two or more municipalities that have executed an agreement
1351 pursuant to subsection (a) of this section may, by interlocal agreement,
1352 establish a transfer of development rights bank. Each such interlocal
1353 agreement shall (1) identify the receiving site, (2) include the local
1354 legislation governing development rights that has been adopted or is

1355 intended to be adopted by the municipality or municipalities in which
1356 the receiving site is located, (3) describe procedures for the termination
1357 of the transfer of development rights bank, (4) describe the conversion
1358 ratio to be used in the receiving site, which may express the extent of
1359 additional development rights in any combination of units, floor area,
1360 height or other applicable development standards that may be modified
1361 by the municipality to provide incentives for the purchase of
1362 development rights.

1363 (c) Each receiving site identified pursuant to subsection (b) of this
1364 section shall (1) be eligible for connection with a public water system,
1365 (2) be located not more than one-half mile from public transportation
1366 facilities, as defined in section 13b-79kk, (3) not be located within the
1367 boundaries of core forest, as defined in section 16a-3k, (4) not be located
1368 within the boundaries of any area impacted by the most recent seal level
1369 change scenario updated pursuant to subsection (b) of section 25-68o, as
1370 amended by this act, and (5) be located above the five-hundred year
1371 flood elevation.

1372 (d) Eligible sending sites may include, but need not be limited to, (1)
1373 residential areas with low population density, as determined by such
1374 municipalities, (2) core forest, as defined in section 13b-79kk, (3) land
1375 classified as farm land in accordance with section 12-107c, (4)
1376 agricultural land, as defined in section 22-3, (5) areas identified as
1377 containing habitat for endangered or threatened species pursuant to (A)
1378 federal law, (B) section 26-306 or 26-308, or (C) a written determination
1379 of the United States Fish and Wildlife Service or a state and federally
1380 recognized tribe that such area is appropriate for the preservation of
1381 endangered or threatened species habitat, and (6) areas within the
1382 boundaries of any area impacted by the most recent sea level change
1383 scenario updated pursuant to subsection (b) of section 25-68o, as
1384 amended by this act, or a floodplain, as defined in section 25-68i.

1385 Sec. 24. *(Effective July 1, 2024)* (a) Not later than September 1, 2024, the
1386 Insurance Commissioner shall, within available resources, convene a
1387 working group to (1) study the needs of homeowners and small

1388 business owners with respect to the fortification of their homes and
1389 places of business against potential losses due to natural disasters,
1390 hazards and climate change, and (2) make recommendations concerning
1391 the feasibility of establishing a program to assist homeowners and small
1392 business owners in fortifying their homes and places of business against
1393 such losses. Such recommendations shall include, but need not be
1394 limited to, (A) the structure and oversight of such a program, (B)
1395 potential incentives that may be offered to such homeowners and small
1396 business owners for the fortification of such homes and places of
1397 business, and (C) the identification of funding sources for such program.

1398 (b) The working group shall consist of members appointed by the
1399 commissioner, who may have expertise in construction, insurance,
1400 natural disasters and hazards, emergency preparedness and climate
1401 change. The commissioner shall appoint two co-chairpersons from
1402 among the members of the working group. The working group shall
1403 hold not less than one public forum to allow the public to provide input
1404 on the recommendations of the working group.

1405 (c) Not later than January 1, 2025, the working group shall submit a
1406 report of its findings and recommendations, in accordance with the
1407 provisions of section 11-4a of the general statutes, to the Governor and
1408 the joint standing committee of the General Assembly having
1409 cognizance of matters relating to insurance. The working group shall
1410 terminate upon submission of said report or January 1, 2025, whichever
1411 is later.

1412 Sec. 25. Section 16a-27 of the general statutes is repealed and the
1413 following is substituted in lieu thereof (*Effective July 1, 2024*):

1414 (a) The secretary, after consultation with all appropriate state,
1415 regional and local agencies and other appropriate persons, shall, prior
1416 to March 1, 2012, complete a revision of the existing plan and enlarge it
1417 to include, but not be limited to, policies relating to transportation,
1418 energy and air. Any revision made after July 1, 1995, shall take into
1419 consideration the conservation and development of greenways that

1420 have been designated by municipalities and shall recommend that state
1421 agencies coordinate their efforts to support the development of a state-
1422 wide greenways system. The Commissioner of Energy and
1423 Environmental Protection shall identify state-owned land for inclusion
1424 in the plan as potential components of a state greenways system.

1425 (b) Any revision made after August 20, 2003, shall take into account
1426 (1) economic and community development needs and patterns of
1427 commerce, and (2) linkages of affordable housing objectives and land
1428 use objectives with transportation systems.

1429 (c) Any revision made after March 1, 2006, shall (1) take into
1430 consideration risks associated with natural hazards, including, but not
1431 limited to, flooding, high winds and wildfires; (2) identify the potential
1432 impacts of natural hazards on infrastructure and property; and (3) make
1433 recommendations for the siting of future infrastructure and property
1434 development to minimize the use of areas prone to natural hazards,
1435 including, but not limited to, flooding, high winds and wildfires.

1436 (d) Any revision made after July 1, 2005, shall describe the progress
1437 towards achievement of the goals and objectives established in the
1438 previously adopted state plan of conservation and development and
1439 shall identify (1) areas where it is prudent and feasible (A) to have
1440 compact, transit accessible, pedestrian-oriented [~~mixed-use~~] mixed use
1441 development patterns and land reuse, and (B) to promote such
1442 development patterns and land reuse, (2) priority funding areas
1443 designated under section 16a-35c, and (3) corridor management areas
1444 on either side of a limited access highway or a rail line. In designating
1445 corridor management areas, the secretary shall make recommendations
1446 that (A) promote land use and transportation options to reduce the
1447 growth of traffic congestion; (B) connect infrastructure and other
1448 development decisions; (C) promote development that minimizes the
1449 cost of new infrastructure facilities and maximizes the use of existing
1450 infrastructure facilities; and (D) increase intermunicipal and regional
1451 cooperation.

1452 (e) Any revision made after October 1, 2008, shall (1) for each policy
1453 recommended (A) assign a priority; (B) estimate funding for
1454 implementation and identify potential funding sources; (C) identify
1455 each entity responsible for implementation; and (D) establish a schedule
1456 for implementation; and (2) for each growth management principle,
1457 determine three benchmarks to measure progress in implementation of
1458 the principles, one of which shall be a financial benchmark.

1459 (f) Any revision made after October 1, 2009, shall take into
1460 consideration the protection and preservation of Connecticut Heritage
1461 Areas.

1462 (g) Any revision made after December 1, 2011, shall take into
1463 consideration (1) the state water supply and resource policies
1464 established in sections 22a-380 and 25-33c, and (2) the list prepared by
1465 the Commissioner of Public Health pursuant to section 25-33q.

1466 (h) (1) Any revision made after October 1, 2019, and until the
1467 adoption of the state Conservation and Development Policies Plan,
1468 2025-2030, shall [(1)] (A) take into consideration risks associated with
1469 increased coastal flooding and erosion, depending on site topography,
1470 as anticipated in the most recent sea level change scenario updated
1471 pursuant to subsection (b) of section 25-68o, as amended by this act, [(2)]
1472 (B) identify the impacts of such increased flooding and erosion on
1473 infrastructure and natural resources, [(3)] (C) make recommendations
1474 for the siting of future infrastructure and property development to
1475 minimize the use of areas prone to such flooding and erosion, and [(4)]
1476 (D) take into consideration the state's greenhouse gas reduction goals
1477 established pursuant to section 22a-200a.

1478 (2) Any revision made after the adoption of the state Conservation
1479 and Development Policies Plan, 2025-2030 shall (A) take into
1480 consideration risks associated with (i) changes to the rate and timing of
1481 annual precipitation and increased average temperatures resulting in
1482 extreme heat, and (ii) increased flooding and erosion, depending on site
1483 topography, as anticipated in the most recent sea level change scenario

1484 updated pursuant to subsection (b) of section 25-68o, as amended by
1485 this act, and by other sources as deemed appropriate by the Secretary of
1486 Policy and Management, (B) identify the impacts of such extreme heat,
1487 drought and increased flooding and erosion on infrastructure and
1488 natural resources, (C) make recommendations for the siting of future
1489 infrastructure and property development to minimize the use of areas
1490 prone to such flooding and erosion, (D) make recommendations for land
1491 use strategies that minimize risks to public health, infrastructure and the
1492 environment, and (E) take into consideration the state's greenhouse gas
1493 reduction goals established pursuant to section 22a-200a.

1494 (i) Any revision made after October 1, 2016, shall take into
1495 consideration the need for technology infrastructure in the
1496 municipality.

1497 (j) Thereafter on or before March first in each revision year the
1498 secretary shall complete a revision of the plan of conservation and
1499 development, provided no revision year may be later than four years
1500 subsequent to the year in which the plan was last adopted in accordance
1501 with the process established in this chapter.

1502 Sec. 26. Section 28-5 of the general statutes is amended by adding
1503 subsection (h) as follows (*Effective July 1, 2024*):

1504 (NEW) (h) On and after October 1, 2028, the state civil preparedness
1505 plan and program established pursuant to subsection (b) of this section
1506 shall consider observed and projected climate trends relating to extreme
1507 weather events, drought, coastal and inland flooding, storm surge,
1508 wildfire, extreme heat and any other hazards deemed relevant by the
1509 commissioner.

1510 Sec. 27. Section 7-131d of the 2024 supplement to the general statutes
1511 is repealed and the following is substituted in lieu thereof (*Effective July*
1512 *1, 2024*):

1513 (a) There is established the protected open space and watershed land
1514 acquisition grant program. The program shall provide grants to

1515 municipalities and nonprofit land conservation organizations to acquire
1516 land or permanent interests in land for open space and watershed
1517 protection and to water companies, as defined in section 25-32a, to
1518 acquire and protect land which is eligible to be classified as class I or
1519 class II land, as defined in section 25-37c, after acquisition. All lands or
1520 interests in land acquired under this program shall be preserved in
1521 perpetuity predominantly in their natural scenic and open condition for
1522 the protection of natural resources while allowing for recreation
1523 consistent with such protection and, for lands acquired by water
1524 companies, allowing for the improvements necessary for the protection
1525 or provision of potable water.

1526 (b) Grants may be made under the protected open space and
1527 watershed land acquisition grant program established under subsection
1528 (a) of this section or under the Charter Oak open space grant program
1529 established under section 7-131t to match funds for the purchase of land
1530 or permanent interests in land which purchase meets one of the
1531 following criteria: (1) Protects land identified as being especially
1532 valuable for recreation, forestry, fishing, conservation of wildlife or
1533 natural resources; (2) protects land which includes or contributes to a
1534 prime natural feature of the state's landscape, including, but not limited
1535 to, a shoreline, a river, its tributaries and watershed, an aquifer,
1536 mountainous territory, ridgelines, an inland or coastal wetland, a
1537 significant littoral or estuarine or aquatic site or other important
1538 geological feature; (3) protects habitat for native plant or animal species
1539 listed as threatened or endangered or of special concern, as defined in
1540 section 26-304; (4) protects a relatively undisturbed outstanding
1541 example of a native ecological community which is now uncommon; (5)
1542 enhances and conserves water quality of the state's lakes, rivers and
1543 coastal water; (6) preserves local agricultural heritage; or (7) in the case
1544 of grants to water companies, protects land which is eligible to be
1545 classified as class I land or class II land after acquisition. [The
1546 commissioner may make a grant under the protected open space and
1547 watershed land acquisition grant program to a distressed municipality
1548 or a targeted investment community, as defined in section 32-9p, for

1549 restoration or protection of natural features or habitats on open space
1550 already owned by the municipality, including, but not limited to,
1551 wetland or wildlife or plant habitat restoration or restoration of other
1552 sites to a more natural condition, or replacement of vegetation, provided
1553 the total amount of grants to such municipalities for such purposes may
1554 not exceed twenty per cent of the total amount of grants made in any
1555 fiscal year.]

1556 (c) Grants may be made under the protected open space and
1557 watershed land acquisition grant program established under subsection
1558 (a) of this section for restoration or protection of natural features or
1559 habitats on open space already owned by a (1) distressed municipality,
1560 as defined in section 32-9p, (2) targeted investment community, as
1561 defined in section 32-222, (3) municipality, provided such open space is
1562 located in an environmental justice community, as defined in section
1563 22a-20a, or (4) nonprofit land conservation organization, provided such
1564 open space is located in a distressed municipality, targeted investment
1565 community or environmental justice community. Such restoration or
1566 protection may include, but need not be limited to, wetland, wildlife or
1567 plant habitat restoration or restoration of other sites to a more natural
1568 condition or replacement of vegetation. The total amount of grants
1569 made pursuant to this subsection shall not exceed twenty per cent of the
1570 total amount of grants made pursuant to the open space and watershed
1571 land acquisition grant program in any fiscal year.

1572 [(c) No] (d) (1) Except as provided in subdivision (2) of this
1573 subsection, no grant may be made under the protected open space and
1574 watershed land acquisition grant program established under subsection
1575 (a) of this section or under the Charter Oak open space grant program
1576 established under section 7-131t for: [(1)] (A) Land to be used for
1577 commercial purposes or for recreational purposes requiring intensive
1578 development, including, but not limited to, golf courses, driving ranges,
1579 tennis courts, ballfields, swimming pools and uses by motorized
1580 vehicles other than vehicles needed by water companies to carry out
1581 their purposes, provided trails or pathways for pedestrians, motorized
1582 wheelchairs or nonmotorized vehicles shall not be considered intensive

1583 development; [(2)] (B) land with environmental contamination over a
1584 significant portion of the property provided grants for land requiring
1585 remediation of environmental contamination may be made if
1586 remediation will be completed before acquisition of the land or any
1587 interest in the land and an environmental assessment approved by the
1588 Commissioner of Energy and Environmental Protection has been
1589 completed and no environmental use restriction applies to the land; [(3)]
1590 (C) land which has already been committed for public use, except as
1591 provided in subsection (c) of section 7-131g; [(4)] (D) development costs,
1592 including, but not limited to, construction of ballfields, tennis courts,
1593 parking lots or roadways; [(5)] (E) land to be acquired by eminent
1594 domain; or [(6)] (F) reimbursement of in-kind services or incidental
1595 expenses associated with the acquisition of land. This subsection shall
1596 not prohibit the continuation of agricultural activity, the activities of a
1597 water company for public water supply purposes or the selling of timber
1598 incidental to management of the land which management is in
1599 accordance with approved forest management practices provided any
1600 proceeds of such timber sales shall be used for management of the land.
1601 In the case of land acquired under this section which is designated as a
1602 state park, any fees charged by the state for use of such land shall be
1603 used by the state in accordance with the provisions of title 23.

1604 (2) Grants in a total amount not exceeding five per cent of the total
1605 amount of grants made pursuant to the open space and watershed land
1606 acquisition grant program in any fiscal year may be made to distressed
1607 municipalities, as defined in section 32-9p, targeted investment
1608 communities, as defined in section 32-222, nonprofit land conservation
1609 organizations and municipalities, for the purpose of reimbursement for
1610 in-kind services or incidental expenses associated with the acquisition
1611 of land, including, but not limited to, survey fees, appraisal costs and
1612 legal fees, provided such land is located in a distressed municipality,
1613 targeted investment community or environmental justice community,
1614 as defined in section 22a-20a.

1615 [(d)] (e) Any municipality or group of contiguous municipalities may
1616 apply to the Commissioner of Energy and Environmental Protection for

1617 a grant-in-aid of a program established to preserve or restrict to
1618 conservation or recreation purposes the use of open space land. Such
1619 grant shall be used for the acquisition of land, or easements, interests or
1620 rights therein, or for the development of such land, or easements,
1621 interests or rights therein, for purposes set forth in this section, or both,
1622 in accordance with a plan of development adopted by the municipal
1623 planning commission of the municipality within which the land is
1624 located. Any application for a grant-in-aid relating to land located
1625 beyond the territorial limits of the applying municipality shall be subject
1626 to approval of the legislative body of the municipality within whose
1627 territorial limits the land is located. A municipality applying for aid
1628 under this section, may designate its conservation commission as its
1629 agent to make such application.

1630 [(e)] (f) At closing, a permanent conservation easement, as defined in
1631 section 47-42, shall be executed for any property purchased with grant
1632 funds, which conservation easement shall provide that the property
1633 shall remain forever predominantly in its natural and open condition
1634 for the specific conservation, open space or water supply purposes for
1635 which it was acquired provided any improvements or changes to the
1636 property shall be supportive of such condition or purposes. The
1637 permanent conservation easement shall be in favor of the state acting
1638 through the Commissioner of Energy and Environmental Protection, or
1639 his designee, which may be a municipality or a land conservation
1640 organization. In the case of land acquired for water supply protection, a
1641 water company may hold an easement in conjunction with the state or
1642 a nonprofit entity to protect the water supply. Such permanent
1643 conservation easement shall also include a requirement that the
1644 property be made available to the general public for appropriate
1645 recreational purposes, the maintenance of which recreational access
1646 shall be the responsibility of the grantee provided such access shall not
1647 be required for land which will be classified as class I or class II land by
1648 a water company if such access is inconsistent with the provision of pure
1649 drinking water to the public. An exception to the provision of public
1650 recreational access may be made at the discretion of the Commissioner

1651 of Energy and Environmental Protection when provision for public
1652 access would be unreasonably detrimental to the wildlife or plant
1653 habitat or other natural features of the property or, for land where
1654 development rights have been purchased, would be disruptive of
1655 agricultural activity occurring on the land. Any instrument conveying
1656 an interest in land less than fee which interest is purchased under this
1657 section shall provide for the permanent preservation of the land and
1658 public access consistent with the land's use or protection and with any
1659 restrictions prescribed by the Department of Public Health in order to
1660 protect a public drinking water source.

1661 Sec. 28. Subsections (b) and (c) of section 7-131e of the general statutes
1662 are repealed and the following is substituted in lieu thereof (*Effective July*
1663 *1, 2024*):

1664 (b) There is established a Natural Heritage, Open Space and
1665 Watershed Land Acquisition Review Board to assist and advise the
1666 commissioner in carrying out the provisions of sections 7-131d to 7-
1667 131g, inclusive, as amended by this act, and sections 23-73 to 23-79,
1668 inclusive. Upon establishment of the review board and selection of a
1669 chairman under this section, the review board (1) shall provide
1670 comments on selection criteria, policies and procedures; (2) shall
1671 promote public participation; (3) shall provide guidance and conduct
1672 review of strategies for land protection, including strategies under
1673 section 23-8; (4) shall review and evaluate grant award policies and
1674 procedures; and (5) may provide comments on any application for
1675 funds not later than forty-five days after such application is submitted
1676 to the chairman. Upon establishment of the board, the commissioner
1677 shall take such comments into consideration in making any decisions
1678 regarding such grants.

1679 (c) The review board shall consist of [twenty-one] twenty-three
1680 members as follows: (1) The chairpersons and ranking members of the
1681 bonding subcommittee of the joint standing committee of the General
1682 Assembly having cognizance of matters relating to finance, revenue and
1683 bonding; (2) one member of the joint standing committee of the General

1684 Assembly having cognizance of matters relating to the environment,
1685 appointed by the speaker of the House of Representatives, and one
1686 member of the joint standing committee of the General Assembly
1687 having cognizance of matters relating to planning and development,
1688 appointed by the president pro tempore of the Senate, each of whom
1689 shall be ex-officio members of the board; (3) the Secretary of the Office
1690 of Policy and Management, or his designee; (4) a representative of the
1691 business community and a person experienced in issues relating to
1692 access to public facilities by persons with disabilities, appointed by the
1693 Governor; (5) one representative from an investor-owned water utility,
1694 appointed by the minority leader of the Senate; (6) one representative
1695 from a municipal water utility, appointed by the minority leader of the
1696 House of Representatives; (7) one representative from a regional water
1697 utility, appointed by the minority leader of the Senate; (8) one
1698 representative who is a realtor or attorney with a minimum of five years
1699 experience in real estate transfers, appointed by the speaker of the
1700 House of Representatives; one representative with a minimum of five
1701 years experience in the construction industry or land development,
1702 appointed by the president pro tempore of the Senate; (9) two
1703 representatives of interest groups primarily concerned with the
1704 conservation of river watershed regions, appointed one each by the
1705 majority leaders of the House of Representatives and the Senate; (10)
1706 three representatives from nonprofit organizations primarily concerned
1707 with environmental protection or natural resource conservation with a
1708 minimum of five years experience in land conservation and acquisition,
1709 appointed one each by the Governor, the speaker of the House of
1710 Representatives and the president pro tempore of the Senate; [and] (11)
1711 one chief elected official of a town with a population less than twenty
1712 thousand and one chief elected official of a town with a population
1713 greater than twenty thousand, appointed by the Governor; (12) one
1714 member who is a representative of a community of color, low-income
1715 community or community-based organization, or professor from a
1716 college or university in the state with expertise in environmental justice,
1717 appointed by the Commissioner of Energy and Environmental
1718 Protection; and (13) one member who resides in a United States census

1719 block group, as determined in accordance with the most recent United
1720 States decennial census, for which thirty per cent or more of the
1721 population consists of low-income persons who are not institutionalized
1722 and have an income below two hundred per cent of the federal poverty
1723 level, appointed by the Commissioner of Energy and Environmental
1724 Protection. The members, other than the members described in
1725 subdivisions (1), (2) and (3) of this subsection, shall serve terms of three
1726 years provided the terms of the members described in subdivisions (4)
1727 to (8), inclusive, of this subsection who are appointed in the year after
1728 July 1, 1998, shall expire on October 1, 1999, and further provided the
1729 terms of the members described in subdivisions (9) to (11), inclusive, of
1730 this subsection shall expire on October 1, 2000. The board shall elect a
1731 chairman from among its members and shall make such election on or
1732 before October 1, 1998. Members of the board shall serve until
1733 reappointed or replaced.

1734 Sec. 29. Subsection (a) of section 7-131g of the 2024 supplement to the
1735 general statutes is repealed and the following is substituted in lieu
1736 thereof (*Effective July 1, 2024*):

1737 (a) The Commissioner of Energy and Environmental Protection may
1738 make grants under the open space and watershed land acquisition
1739 program to: (1) Municipalities for acquisition of land for open space
1740 under subdivisions (1) to (6), inclusive, of subsection (b) of section 7-
1741 131d, as amended by this act, in an amount not to exceed sixty-five per
1742 cent of the fair market value of a parcel of land or interest in land
1743 proposed to be acquired; (2) municipalities for acquisition of land for
1744 class I and class II water supply protection under subdivision (5) of
1745 subsection (b) of said section 7-131d, in an amount not to exceed sixty-
1746 five per cent of such value; (3) nonprofit land conservation
1747 organizations for acquisition of land for open space or watershed
1748 protection under subdivisions (1) to (6), inclusive, of subsection (b) of
1749 said section 7-131d, in an amount not to exceed sixty-five per cent of
1750 such value; (4) water companies for acquisition of land under
1751 subdivision (7) of subsection (b) of said section 7-131d, in an amount not
1752 to exceed sixty-five per cent of such value provided if such a company

1753 proposes in a grant application that it intends to allow access to such
1754 land for recreational uses, such company shall seek approval of the
1755 Commissioner of Public Health for such access; and (5) distressed
1756 municipalities, as defined in section 32-9p or targeted investment
1757 communities, as defined in section [32-9p] 32-222, municipalities
1758 containing one or more environmental justice communities, as defined
1759 in section 22a-20a, or, with the approval of the chief elected official or
1760 governing legislative body of such a municipality or community, to a
1761 nonprofit land conservation organization or water company, for
1762 acquisition of land within that municipality or community, for open
1763 space under subdivisions (1) to (6), inclusive, of subsection (b) of said
1764 section 7-131d, in an amount not to exceed seventy-five per cent of such
1765 value or for performance of work in the restoration, enhancement or
1766 protection of resources in an amount not to exceed fifty per cent of the
1767 cost of such work. Applicants for grants under the program shall
1768 provide a copy of the application to the chairperson of the review board
1769 established under section 7-131e, as amended by this act. The board
1770 shall provide comments to the commissioner on pending applications
1771 as it deems necessary.

1772 Sec. 30. Subsection (a) of section 7-131e of the general statutes is
1773 repealed and the following is substituted in lieu thereof (*Effective July 1,*
1774 *2024*):

1775 (a) Grant award decisions under the protected open space and
1776 watershed land acquisition grant program established under section 7-
1777 131d, as amended by this act, or under the Charter Oak open space grant
1778 program established under section 7-131t shall be made by the
1779 Commissioner of Energy and Environmental Protection at least
1780 semiannually. All complete and eligible grant applications shall be acted
1781 upon by the commissioner as soon as practicable. A single project may
1782 receive a grant in more than one grant cycle, subject to future availability
1783 of funds and subject to the limitations set forth in this section and
1784 sections 23-78, 12-498 and 7-131d, as amended by this act. Up to five per
1785 cent of the grant funds may be used for administrative expenses
1786 including, but not limited to: (1) Contractors to assist the Department of

1787 Energy and Environmental Protection in the review and evaluation of
1788 grant proposals and baseline data collection for conservation easements;
1789 (2) appraisals or appraisal reviews; and (3) preparation of legal and
1790 other documents. Administrative expenses may not be used for staff
1791 salaries. Not later than September 1, 1998, for the protected open space
1792 and watershed land acquisition grant program established under
1793 section 7-131d, as amended by this act, and not later than September 1,
1794 2000, for the Charter Oak open space grant program account established
1795 under section 7-131t, the commissioner shall develop written guidelines
1796 and a ranking system for consistency and equity in the distribution of
1797 grant awards under the protected open space and watershed land
1798 acquisition grant program established under section 7-131d, as
1799 amended by this act, or under the Charter Oak open space grant
1800 program account established under section 7-131t based on the criteria
1801 listed in subsections (b), [and] (c) and (d) of section 7-131d, as amended
1802 by this act. Consistent with such criteria, additional consideration shall
1803 be given to: (A) Protection of lands adjacent to and complementary to
1804 adjacent protected open space land or class I or class II water company
1805 lands; (B) equitable geographic distribution of the grants; (C) proximity
1806 of a property to urban areas with growth and development pressures or
1807 to areas with open space deficiencies and underserved populations; (D)
1808 protection of land particularly vulnerable to development incompatible
1809 with its natural resource values including the protection of a public
1810 water supply source; (E) consistency with the state plan of conservation
1811 and development; (F) multiple protection elements, such as water
1812 quality and supply protection, scenic preservation and farmland
1813 preservation; (G) the extent to which the presence of already constructed
1814 buildings or other man-made improvements diminish or overshadow
1815 the natural resource value of a proposed acquisition, or its value relative
1816 to its cost; and (H) preservation of forest lands and bodies of water
1817 which naturally absorb significant amounts of carbon dioxide.

1818 Sec. 31. Subsection (a) of section 23-8b of the general statutes is
1819 repealed and the following is substituted in lieu thereof (*Effective July 1,*
1820 *2024*):

1821 (a) Any contract for the protection of open space entered into by the
1822 Commissioner of Energy and Environmental Protection with BHC
1823 Company, Aquarion or Kelda Group, jointly or individually, and The
1824 Nature Conservancy, for purchase of land or interests in land from said
1825 companies shall be on such terms and conditions as are approved by the
1826 commissioner. Such terms and conditions shall provide for the filing on
1827 the land records in the town in which the land is located, restrictions or
1828 easements that provide that all land or interest in land subject to such
1829 purchase is preserved in perpetuity in its natural and open condition for
1830 the protection of natural resources and public water supplies. Such
1831 restrictions or easements may allow only those recreational activities
1832 which are not prohibited in subsection [(c)] (d) of section 7-131d, as
1833 amended by this act, and shall allow for improvements and activities
1834 necessary only for land and natural resource management and safe and
1835 adequate potable water. Such permanent restrictions or easements shall
1836 be in favor of the State of Connecticut acting through the Commissioner
1837 of Energy and Environmental Protection. Such permanent restrictions
1838 or easements shall also include a requirement that the property be
1839 available to the general public for recreational purposes as permitted
1840 under subsection [(c)] (d) of section 7-131d, as amended by this act, and
1841 shall allow for the installation of such permanent fixtures as may be
1842 necessary to provide such permitted recreational activities. The
1843 Department of Energy and Environmental Protection and the state are
1844 hereby authorized to carry out and fulfill their obligations under any
1845 such contract. In addition to such rights as said companies may have
1846 pursuant to chapter 53, those rights in and to land or interests in land
1847 reserved by said companies in their conveyances to the state in
1848 accordance with the provisions of said contract shall be enforceable in
1849 equity.

1850 Sec. 32. (NEW) (*Effective July 1, 2024*) Notwithstanding the provisions
1851 of section 22a-352 of the general statutes, the Water Planning Council,
1852 as established pursuant to section 25-33o of the general statutes, shall,
1853 in undertaking the next periodic update to the state water plan in
1854 accordance with section 22a-352 of the general statutes: (1) Consider the

1855 potential impact of climate change on the quality of water resources, (2)
1856 take into account past conditions and predictions of future temperatures
1857 and precipitation when identifying the quantities and qualities of water
1858 that are available for public water supply, health, economic, recreation
1859 and environmental benefits on a regional basin scale considering both
1860 surface water and groundwater, and (3) include recommendations and
1861 an implementation plan to reduce impacts from climate change and
1862 extreme weather events on water quality and quantity.

1863 Sec. 33. (NEW) (*Effective July 1, 2024*) (a) Not later than December 31,
1864 2028, and every ten years thereafter, the Departments of Public Health
1865 and Energy and Environmental Protection and the Public Utilities
1866 Regulatory Authority shall each review their regulations pertaining to
1867 water supply and, in accordance with the provisions of chapter 54 of the
1868 general statutes, revise such regulations to incorporate the most
1869 concurrent projections on precipitation, temperature or other applicable
1870 conditions that could impact water quality, quantity and distribution.

1871 (b) Not later than December 31, 2028, and every ten years thereafter,
1872 the Departments of Public Health and Energy and Environmental
1873 Protection shall each review and revise their permitting processes for
1874 sewage disposal systems, and any attendant regulations, in accordance
1875 with the provisions of chapter 54 of the general statutes, to incorporate
1876 the most concurrent projections on precipitation, flooding, sea level rise
1877 or other applicable conditions that could impact public safety and
1878 environmental quality.

1879 Sec. 34. (NEW) (*Effective July 1, 2024*) (a) Notwithstanding any
1880 provision of the general statutes, the Commissioner of the Department
1881 of Energy and Environmental Protection may acquire, in the name of
1882 the state and for flood control and protection and associated public
1883 purposes, no more than 25.7 acres of real property, or interests or rights
1884 therein, by purchase, gift, devise or exchange, or may take the same by
1885 eminent domain in the manner provided in Part IV of chapter 238 of the
1886 general statutes, provided: (1) Such acquisition occurs prior to October
1887 1, 2034; (2) the owner of any private property taken by eminent domain

1888 pursuant to this section shall be entitled to challenge the amount of
 1889 compensation in accordance with section 13a-76 of the general statutes;
 1890 and (3) such property or interest therein is located in a municipality that
 1891 was incorporated in 1836 and has a population between one hundred
 1892 forty thousand and one hundred fifty thousand as reported in the 2010
 1893 federal decennial census and is necessary to construct a disaster relief,
 1894 long-term recovery or infrastructure restoration project funded in 2016
 1895 by the Community Development Block Grant-National Disaster
 1896 Resilience program, 81 CFR 36557.

1897 (b) Whenever the Commissioner of the Department of Energy and
 1898 Environmental Protection determines that the construction, operation,
 1899 maintenance, repair or reconstruction of the property described in
 1900 subdivision (3) of subsection (a) of this section or the flood control and
 1901 protection improvements thereon, would necessitate the readjustment,
 1902 relocation or removal of a public service facility, as defined in section
 1903 13a-126 of the general statutes, the commissioner may issue a
 1904 readjustment, relocation or removal order to the company, corporation
 1905 or municipality owning or operating such public service facility and
 1906 such company, corporation or municipality shall readjust, relocate or
 1907 remove such public service facility promptly, in accordance with such
 1908 order, provided an equitable share of the cost of such readjustment,
 1909 relocation or removal, including the cost of installing and constructing
 1910 a public service facility of equal capacity in a new location, shall be
 1911 borne by the state, within available appropriations, and calculated in
 1912 accordance with section 13a-126 of the general statutes, as applied to
 1913 state highways other than limited access highways.

1914 Sec. 35. Section 8-2f of the general statutes is repealed. (*Effective July*
 1915 *1, 2024*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2024</i>	New section
Sec. 2	<i>July 1, 2024</i>	New section
Sec. 3	<i>July 1, 2024</i>	New section

Sec. 4	July 1, 2024	New section
Sec. 5	July 1, 2024	New section
Sec. 6	July 1, 2024	New section
Sec. 7	July 1, 2024	New section
Sec. 8	July 1, 2024	New section
Sec. 9	July 1, 2024	New section
Sec. 10	July 1, 2024	New section
Sec. 11	July 1, 2024	8-23(d) to (f)
Sec. 12	July 1, 2024	8-23(i)
Sec. 13	July 1, 2024	28-1(2) to (4)
Sec. 14	July 1, 2024	25-68o
Sec. 15	July 1, 2024	7-364
Sec. 16	July 1, 2024	13a-175a(a)
Sec. 17	July 1, 2024	New section
Sec. 18	July 1, 2024	8-35a(a) and (b)
Sec. 19	July 1, 2024	29-251
Sec. 20	July 1, 2024	29-251c(c)
Sec. 21	July 1, 2024	29-256a
Sec. 22	July 1, 2024	8-2(b) and (c)
Sec. 23	July 1, 2024	8-2e
Sec. 24	July 1, 2024	New section
Sec. 25	July 1, 2024	16a-27
Sec. 26	July 1, 2024	28-5(h)
Sec. 27	July 1, 2024	7-131d
Sec. 28	July 1, 2024	7-131e(b) and (c)
Sec. 29	July 1, 2024	7-131g(a)
Sec. 30	July 1, 2024	7-131e(a)
Sec. 31	July 1, 2024	23-8b(a)
Sec. 32	July 1, 2024	New section
Sec. 33	July 1, 2024	New section
Sec. 34	July 1, 2024	New section
Sec. 35	July 1, 2024	Repealer section

Statement of Purpose:

To implement the Governor's budget recommendations.

[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.]