



General Assembly

February Session, 2024

Raised Bill No. 351

LCO No. 2396



Referred to Committee on GOVERNMENT ADMINISTRATION
AND ELECTIONS

Introduced by:
(GAE)

***AN ACT INCREASING FUNDING FOR THE COMMUNITY INVESTMENT
ACCOUNT.***

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

1 Section 1. Subsection (e) of section 7-34a of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective July 1,*
3 *2024*):

4 (e) In addition to the fees for recording a document under subsection
5 (a) of this section, town clerks shall receive a fee of [forty] forty-five
6 dollars for each document recorded in the land records of the
7 municipality. The town clerk shall retain one dollar of any fee paid
8 pursuant to this subsection and three dollars of such fee shall become
9 part of the general revenue of the municipality and be used to pay for
10 local capital improvement projects, as defined in section 7-536. Not later
11 than the fifteenth day of each month, town clerks shall remit [thirty-six]
12 forty-one dollars of the fees paid pursuant to this subsection during the
13 previous calendar month to the State Treasurer. Upon deposit in the
14 General Fund, such amount shall be credited to the community
15 investment account established pursuant to section 4-66aa, as amended

16 by this act. The provisions of this subsection shall not apply to any
17 document recorded on the land records by an employee of the state or
18 of a municipality in conjunction with such employee's official duties. As
19 used in this subsection, "municipality" includes each town, consolidated
20 town and city, city, consolidated town and borough, borough, and
21 district, as defined in chapter 105 or 105a, any municipal corporation or
22 department thereof created by a special act of the General Assembly,
23 and each municipal board, commission and taxing district not
24 previously mentioned.

25 Sec. 2. Section 4-66aa of the general statutes is repealed and the
26 following is substituted in lieu thereof (*Effective July 1, 2024*):

27 [(a)] There is established, within the General Fund, a separate,
28 nonlapsing account to be known as the "community investment
29 account". The account shall contain any moneys required by law to be
30 deposited in the account. The funds in the account shall be distributed
31 every three months as follows: (1) Ten dollars of each fee credited to said
32 account shall be deposited into the agriculture sustainability account
33 established pursuant to section 4-66cc and, then, of the remaining funds,
34 (2) twenty-five per cent to the Department of Economic and Community
35 Development to use as follows: (A) Three hundred eighty thousand
36 dollars, annually, to supplement the technical assistance and
37 preservation activities of the Connecticut Trust for Historic
38 Preservation, established pursuant to special act 75-93, and (B) the
39 remainder to supplement historic preservation activities as provided in
40 sections 10-409 to 10-415, inclusive; (3) twenty-five per cent to the
41 Department of Housing to supplement new or existing affordable
42 housing programs; (4) twenty-five per cent to the Department of Energy
43 and Environmental Protection for municipal open space grants; and (5)
44 twenty-five per cent to the Department of Agriculture to use as follows:
45 (A) Five hundred thousand dollars annually for the agricultural
46 viability grant program established pursuant to section 22-26j; (B) five
47 hundred thousand dollars annually for the farm transition program
48 established pursuant to section 22-26k; (C) one hundred thousand
49 dollars annually to encourage the sale of Connecticut-grown food to

50 schools, restaurants, retailers and other institutions and businesses in
51 the state; (D) seventy-five thousand dollars annually for the Connecticut
52 farm link program established pursuant to section 22-26l; (E) forty-
53 seven thousand five hundred dollars annually for the Seafood Advisory
54 Council established pursuant to section 22-455; (F) forty-seven thousand
55 five hundred dollars annually for the Connecticut Farm Wine
56 Development Council established pursuant to section 22-26c; (G)
57 twenty-five thousand dollars annually to the Connecticut Food Policy
58 Council established pursuant to section 22-456; and (H) the remainder
59 for farmland preservation programs pursuant to chapter 422. Each
60 agency receiving funds under this section may use not more than ten
61 per cent of such funds for administration of the programs for which the
62 funds were provided.

63 [(b) Notwithstanding the provisions of subsection (a) of this section,
64 fifty per cent of the moneys deposited in the community investment
65 account from January 1, 2016, until June 30, 2017, shall be credited every
66 three months to the resources of the General Fund, provided the funds
67 remaining in the account shall be distributed as provided in subsection
68 (a) of this section.]

69 Sec. 3. Subsection (h) of section 49-10 of the general statutes is
70 repealed and the following is substituted in lieu thereof (*Effective July 1,*
71 *2024*):

72 (h) Notwithstanding the provisions concerning remittance and
73 retention of fees set forth in section 7-34a, as amended by this act, the
74 recording fees paid in accordance with subsections (a), (d) and (e) of
75 [said] section 7-34a, as amended by this act, by a nominee of a
76 mortgagee, as defined in subdivision (2) of subsection (a) of [said]
77 section 7-34a, shall be allocated as follows: (1) For fees collected upon a
78 recording by a nominee of a mortgagee, except for the recording of (A)
79 an assignment of mortgage in which the nominee of a mortgagee
80 appears as assignor, and (B) a release of mortgage, as described in
81 section 49-8, by a nominee of a mortgagee, the town clerk shall remit one
82 hundred ten dollars of such fees to the state, such fees shall be deposited

83 into the General Fund and, upon deposit in the General Fund, [thirty-
 84 six] forty-one dollars of such fees shall be credited to the community
 85 investment account established pursuant to section 4-66aa, as amended
 86 by this act; the town clerk shall retain forty-nine dollars of such fees,
 87 thirty-nine dollars of which shall become part of the general revenue of
 88 such municipality and ten dollars of which shall be deposited into the
 89 town clerk fund; and the town clerk shall retain any fees for additional
 90 pages beyond the first page in accordance with the provisions of
 91 subdivision (2) of subsection (a) of [said] section 7-34a; and (2) for the
 92 fee collected upon a recording of (A) an assignment of mortgage in
 93 which the nominee appears as assignor, or (B) a release of mortgage by
 94 a nominee of a mortgagee, the town clerk shall remit one hundred
 95 twenty-seven dollars of such fee to the state, such fee shall be deposited
 96 into the General Fund and, upon deposit in the General Fund, [thirty-
 97 six] forty-one dollars of such fee shall be credited to the community
 98 investment account, [and, until October 1, 2014, sixty dollars of such fee
 99 shall be credited to the State Banking Fund for purposes of funding the
 100 foreclosure mediation program established by section 49-31m;] and the
 101 town clerk shall retain thirty-two dollars of such fee, which shall become
 102 part of the general revenue of such municipality.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2024</i>	7-34a(e)
Sec. 2	<i>July 1, 2024</i>	4-66aa
Sec. 3	<i>July 1, 2024</i>	49-10(h)

Statement of Purpose:

To increase the recording fee that funds the Community Investment Account by five dollars.

[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.]