



Senate

General Assembly

File No. 287

January Session, 2025

Substitute Senate Bill No. 1315

Senate, March 27, 2025

The Committee on Planning and Development reported through SEN. RAHMAN of the 4th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT AUTHORIZING MUNICIPALITIES TO ENFORCE CERTAIN BLIGHT REGULATIONS WITHOUT PROVIDING NOTICE OR AN OPPORTUNITY TO REMEDIATE.

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

1 Section 1. Subparagraph (H) of subdivision (7) of subsection (c) of
2 section 7-148 of the general statutes is repealed and the following is
3 substituted in lieu thereof (*Effective October 1, 2025*):

4 (H) (i) Secure the safety of persons in or passing through the
5 municipality by regulation of shows, processions, parades and music;

6 (ii) Regulate and prohibit the carrying on within the municipality of
7 any trade, manufacture, business or profession which is, or may be, so
8 carried on as to become prejudicial to public health, conducive to fraud
9 and cheating, or dangerous to, or constituting an unreasonable
10 annoyance to, those living or owning property in the vicinity;

11 (iii) Regulate auctions and garage and tag sales;

12 (iv) Prohibit, restrain, license and regulate the business of peddlers,
13 auctioneers and junk dealers in a manner not inconsistent with the
14 general statutes;

15 (v) Regulate and prohibit swimming or bathing in the public or
16 exposed places within the municipality;

17 (vi) Regulate and license the operation of amusement parks and
18 amusement arcades including, but not limited to, the regulation of
19 mechanical rides and the establishment of the hours of operation;

20 (vii) Prohibit, restrain, license and regulate all sports, exhibitions,
21 public amusements and performances and all places where games may
22 be played;

23 (viii) Preserve the public peace and good order, prevent and quell
24 riots and disorderly assemblages and prevent disturbing noises;

25 (ix) Establish a system to obtain a more accurate registration of births,
26 marriages and deaths than the system provided by the general statutes
27 in a manner not inconsistent with the general statutes;

28 (x) Control insect pests or plant diseases in any manner deemed
29 appropriate;

30 (xi) Provide for the health of the inhabitants of the municipality and
31 do all things necessary or desirable to secure and promote the public
32 health;

33 (xii) Regulate the use of streets, sidewalks, highways, public places
34 and grounds for public and private purposes;

35 (xiii) Make and enforce police, sanitary or other similar regulations
36 and protect or promote the peace, safety, good government and welfare
37 of the municipality and its inhabitants;

38 (xiv) Regulate, in addition to the requirements under section 7-282b,
39 the installation, maintenance and operation of any device or equipment
40 in a residence or place of business [which] that is capable of

41 automatically calling and relaying recorded emergency messages to any
42 state police or municipal police or fire department telephone number or
43 which is capable of automatically calling and relaying recorded
44 emergency messages or other forms of emergency signals to an
45 intermediate third party which shall thereafter call and relay such
46 emergency messages to a state police or municipal police or fire
47 department telephone number. Such regulations may provide for
48 penalties for the transmittal of false alarms by such devices or
49 equipment;

50 (xv) Make and enforce regulations for the prevention and
51 remediation of housing blight or blight upon any commercial real
52 property, including regulations reducing assessments, [and
53 authorizing] Any such regulations shall define blight, establish a duty
54 to maintain property and specify standards to determine if there is
55 neglect of such property, authorize designated agents of the
56 municipality to enter property during reasonable hours for the purpose
57 of remediating blighted conditions [, provided such regulations define
58 blight and require such] and require the municipality to give written
59 notice of any violation to the owner of the property upon which blighted
60 conditions exist and provide a reasonable opportunity for the owner to
61 remediate the blighted conditions prior to any enforcement action being
62 taken, except that a municipality may take immediate enforcement
63 action without providing such written notice or opportunity to
64 remediate in the case of a violation at a property that is the [third]
65 second or [more] greater such blight violation at such property during
66 the prior twelve-month period. [, and further provided] Any such
67 regulations shall not authorize such municipality or its designated
68 agents to enter any dwelling house or structure on such property. [, and
69 including regulations establishing a duty to maintain property and
70 specifying standards to determine if there is neglect;] Any such
71 regulations shall prescribe civil penalties for the violation of such
72 regulations (I) for housing blight upon real property containing six or
73 fewer dwelling units, of not more than one hundred fifty dollars for each
74 day that a violation continues if such violation occurs at an occupied
75 property, not more than two hundred fifty dollars for each day that a

76 violation continues if such violation occurs at a vacant property, and not
77 more than one thousand dollars for each day that a violation continues
78 at a property if such violation is the third or [more] greater such
79 violation at such property during the prior twelve-month period, (II) for
80 housing blight upon real property containing more than six but fewer
81 than forty dwelling units, not more than ten cents per square foot of each
82 residential building upon such real property for each day that a
83 violation continues, (III) for housing blight upon real property
84 containing forty or more dwelling units, not more than twelve cents per
85 square foot of each residential building upon such real property for each
86 day that a violation continues, and (IV) for blight upon any commercial
87 real property, not more than ten cents per square foot of any commercial
88 building upon such real property for each day that a violation continues.
89 If any such civil penalties are prescribed, such municipality shall adopt
90 a citation hearing procedure in accordance with section 7-152c. For the
91 sole purpose of determining if a violation is the [third] second or [more]
92 greater such violation at such property during the prior twelve-month
93 period, "violation" means a violation of any municipal blight regulation
94 for which the municipality has issued a notice of violation and either, in
95 the determination of such municipality, the conditions creating such
96 violation were previously cured or one hundred twenty days have
97 passed from the notice of violation and the conditions creating such
98 violation have not been cured. A third violation may also be established
99 where three or more conditions constituting such violation exist at a
100 property simultaneously;

101 (xvi) Regulate, on any property owned by or under the control of the
102 municipality, any activity deemed to be deleterious to public health,
103 including the burning of a lighted cigarette, cigar, pipe or similar device,
104 whether containing, wholly or in part, tobacco or cannabis, as defined
105 in section 21a-420, and the use or consumption of cannabis, including,
106 but not limited to, electronic cannabis delivery systems, as defined in
107 section 19a-342a, or vapor products, as defined in said section,
108 containing cannabis. If the municipality's population is greater than fifty
109 thousand, such regulations shall designate a place in the municipality
110 in which public consumption of cannabis is permitted. Such regulations

111 may prohibit the smoking of cannabis and the use of electronic cannabis
 112 delivery systems and vapor products containing cannabis in the
 113 outdoor sections of a restaurant. Such regulations may prescribe
 114 penalties for the violation of such regulations, provided such fine does
 115 not exceed fifty dollars for a violation of such regulations regarding
 116 consumption by an individual or a fine in excess of one thousand dollars
 117 to any business for a violation of such regulations;

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2025	7-148(c)(7)(H)

Statement of Legislative Commissioners:

In Subpara. (H)(xv), "require the" was changed to "and require the" for clarity, "period, and [further provided such regulations]" was changed to "period. [, and further provided] Any such regulations" for clarity, and "third" was changed to "[third] second" for accuracy.

PD *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 26 \$	FY 27 \$
All Municipalities	Potential Cost	See Below	See Below
All Municipalities	Potential Savings	See Below	See Below

Explanation

The bill allows municipalities to take immediate enforcement action against blighted properties after a second violation and without providing the owner notice of the violation and an opportunity to remediate the blighted condition.

This may result in a potential cost to municipalities beginning in FY 26 to the extent more action is taken against blighted property and a potential savings to municipalities beginning in FY 26 associated with fewer notices sent to owners of blighted property.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

OLR Bill Analysis**sSB 1315*****AN ACT AUTHORIZING MUNICIPALITIES TO ENFORCE CERTAIN BLIGHT REGULATIONS WITHOUT PROVIDING NOTICE OR AN OPPORTUNITY TO REMEDIATE.*****SUMMARY**

This bill allows municipalities to take immediate enforcement action against blighted properties after a second, rather than third, violation at the property in a 12-month period. The bill applies to the enforcement of municipal blight regulations for housing and commercial properties adopted under the general municipal powers law (see BACKGROUND).

Under existing law and the bill, immediate enforcement action means enforcement action taken without giving the owner notice of the violation and an opportunity to remediate the blighted condition. Under the bill, a municipality can deem a second violation to exist if it previously issued a notice and either (1) the conditions creating the violation were previously resolved (but have reoccurred) or (2) 120 days passed and the violative conditions still exist. This is generally the same standard that applies under current law for determining whether a third or subsequent violation is occurring.

The bill also makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2025

BACKGROUND***Local Blight Regulations***

The general municipal powers law authorizes municipalities to make and enforce regulations to prevent and remediate blight and set fines for each day a violation continues. Municipalities that issue citations for

blight violations must establish a citation hearing procedure for owners to contest their fines (CGS § 7-148(c)(7)(H)(xv)).

Another law specifies that unpaid fines imposed under a blight regulation constitute a lien on the property and generally take precedence over all other liens and encumbrances, except taxes (CGS § 7-148aa). The law also authorizes municipalities to enact an ordinance imposing a special assessment on blighted housing to cover blight enforcement and remediation costs and makes any unpaid assessments a lien on the property (CGS § 7-148ff).

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 20 Nay 0 (03/07/2025)