



General Assembly

January Session, 2025

Raised Bill No. 1315

LCO No. 4450



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

***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2 section 7-148 of the general statutes is repealed and the following is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] shall not authorize such municipality or its
59 designated agents to enter any dwelling house or structure on such
60 property, require the municipality to give written notice of any violation
61 to the owner of the property upon which blighted conditions exist and
62 provide a reasonable opportunity for the owner to remediate the
63 blighted conditions prior to any enforcement action being taken, except
64 that a municipality may take immediate enforcement action without
65 providing such written notice or opportunity to remediate in the case of
66 a violation at a property that is the [third] second or [more] greater such
67 blight violation at such property during the prior twelve-month period,
68 [and further provided such regulations shall not authorize such
69 municipality or its designated agents to enter any dwelling house or
70 structure on such property, and including regulations establishing a
71 duty to maintain property and specifying standards to determine if
72 there is neglect;] prescribe civil penalties for the violation of such

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

102 (xvi) Regulate, on any property owned by or under the control of the
103 municipality, any activity deemed to be deleterious to public health,
104 including the burning of a lighted cigarette, cigar, pipe or similar device,
105 whether containing, wholly or in part, tobacco or cannabis, as defined

106 in section 21a-420, and the use or consumption of cannabis, including,
107 but not limited to, electronic cannabis delivery systems, as defined in
108 section 19a-342a, or vapor products, as defined in said section,
109 containing cannabis. If the municipality's population is greater than fifty
110 thousand, such regulations shall designate a place in the municipality
111 in which public consumption of cannabis is permitted. Such regulations
112 may prohibit the smoking of cannabis and the use of electronic cannabis
113 delivery systems and vapor products containing cannabis in the
114 outdoor sections of a restaurant. Such regulations may prescribe
115 penalties for the violation of such regulations, provided such fine does
116 not exceed fifty dollars for a violation of such regulations regarding
117 consumption by an individual or a fine in excess of one thousand dollars
118 to any business for a violation of such regulations;

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

Statement of Purpose:

To remove certain notice and opportunity to remediate provisions concerning repeat blight violations.

[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.]