



General Assembly

**Substitute Bill No. 1315**

January Session, 2025



**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2 section 7-148 of the general statutes is repealed and the following is  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.*