

---

---

**OLR Bill Analysis**

**sSB 1317**

***AN ACT CONCERNING LIENS FOR VIOLATIONS OF THE HOUSING CODE.***

**SUMMARY**

By law, municipalities may adopt ordinances establishing fines of up to \$250 for violating local ordinances on maintaining safe and sanitary housing. This bill makes unpaid fines imposed under these municipal ordinances a lien on the affected real estate from the date of the fine, just as existing law provides for unpaid fines for blight and zoning violations. The lien takes precedence over all other liens filed after July 1, 1997, and encumbrances, except taxes. It can be continued, recorded, enforced, and released in the same way as a property tax lien.

EFFECTIVE DATE: October 1, 2025

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable Substitute

Yea 20 Nay 0 (03/07/2025)