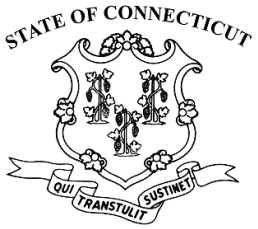

House Bill No. 5474

Public Act No. 24-143

AN ACT CONCERNING MUNICIPAL APPROVALS FOR HOUSING DEVELOPMENT, FINES FOR VIOLATIONS OF LOCAL ORDINANCES, REGULATION OF SHORT-TERM RENTALS, RENTAL ASSISTANCE PROGRAM ADMINISTRATION, NOTICES OF RENT INCREASES AND THE HOUSING ENVIRONMENTAL IMPROVEMENT REVOLVING LOAN AND GRANT FUND.

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

Section 1. Section 8-3*l* of the 2024 supplement to the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(a) (1) Not later than March 31, 2024, and annually thereafter, each municipality shall report to the **[**Department**]** Commissioner of Economic and Community Development, in a form and manner to be prescribed by the commissioner, for the previous calendar year, (A) the number of new dwelling units permitted in such municipality, including specifying how many new dwelling units are located within single family, two-to-four family and more than four-family homes; and (B) the number of dwelling units demolished in such municipality.

(2) Not later than December 31, 2023, each municipality shall report the information specified in subdivision (1) of this subsection for each calendar year from 2018 to 2022, inclusive.

(b) On and after April 1, 2024, the commissioner shall send a notice to any municipality that fails to comply with the requirements of subsection (a) of this section. If any municipality fails to comply with the requirements of subsection (a) of this section more than sixty days after the issuance of such letter by the commissioner, the commissioner shall deem such municipality ineligible for discretionary state funding from the Department of Economic and Community Development for a period lasting until the subsequent reporting deadline required by this section unless such prohibition is expressly waived by the commissioner upon the commissioner's finding of good cause for such failure to comply.

(c) (1) For the purposes of this subsection, (A) "residential permit application" means any subdivision, zoning permit, special permit or site plan application submitted in connection with the proposed construction or renovation of a structure that contains one or more dwelling units, and (B) "dwelling unit" has the same meaning as provided in section 47a-1, as amended by this act.

(2) The commissioner shall annually send to each municipality a supplemental questionnaire concerning residential permit applications submitted to or reviewed by any planning commission, zoning commission or combined planning and zoning commission of the municipality. Such questionnaire shall include questions concerning (A) the number of residential permit applications submitted to the planning commission, zoning commission or combined planning and zoning commission, (B) the number of dwelling units proposed to be constructed or renovated in such applications, (C) the number of such applications approved by the planning commission, zoning commission or combined planning and zoning commission, (D) the number of dwelling units proposed to be constructed or renovated in such applications that were approved by the planning commission, zoning commission or combined planning and zoning commission, (E) the

number of such applications denied by the planning commission, zoning commission or combined planning and zoning commission, (F) the number of dwelling units proposed to be constructed or renovated in such applications that were denied by the planning commission, zoning commission or combined planning and zoning commission, and (G) any other information concerning residential permit applications prescribed by the commissioner.

(3) Any municipality may elect to complete and return such supplemental questionnaire to the commissioner.

[(c)**]** (d) The Department of Economic and Community Development shall collect the reports as provided in subsection (a) of this section and questionnaires as provided in subsection (c) of this section and publish such reports and questionnaires on the department's Internet web site.

Sec. 2. (*Effective from passage*) The majority leaders' roundtable group on affordable housing, established pursuant to section 2-139 of the general statutes, shall conduct a study concerning any municipal design review process required in connection with residential developments. The study shall include, but need not be limited to, (1) an analysis of current required design review processes and the impact of such processes on the cost and development time of affordable housing, as defined in section 8-39a of the general statutes, (2) the identification of barriers within such design review processes that may hinder the construction or renovation of such affordable housing, and (3) the examination of successful models from other jurisdictions that have streamlined, modified or eliminated such design review processes for such affordable housing. Not later than January 1, 2025, the roundtable group shall submit a report, in accordance with the provisions of section 11-4a of the general statutes, on its findings and any recommendations to the joint standing committees of the General Assembly having cognizance of matters relating to planning and development and housing.

Sec. 3. (NEW) (*Effective October 1, 2024*) (a) For the purposes of this section, (1) "summary review" means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted, (2) "dwelling unit" has the same meaning as provided in section 47a-1 of the general statutes, as amended by this act, (3) "multifamily housing" has the same meaning as provided in section 8-13m of the general statutes, and (4) "nursing home" has the same meaning as provided in section 19a-490 of the general statutes.

(b) Any zoning regulations adopted by a municipality pursuant to section 8-2 of the general statutes shall allow for the conversion of any nursing home into multifamily housing subject only to summary review, provided (1) such nursing home is a freestanding structure, (2) such nursing home is not a nonconforming use, (3) such conversion does not result in the substantial alteration of the footprint of such structure, (4) such conversion does not result in the total demolition of such structure, and (5) the owner of such nursing home has declared, in writing to the municipality, that such nursing home has been vacant for a period of not less than ninety days immediately preceding the submission of the summary review application to the planning commission, zoning commission or combined planning and zoning commission of the municipality.

(c) Notwithstanding the provisions of subdivisions (3) and (4) of subsection (b) of this section, a municipality may require that a public hearing be held, a variance, special permit or special exemption be granted or some other discretionary zoning action be taken if the conversion of the nursing home structure into multifamily housing will result in the substantial alteration of the footprint of such structure or

the total demolition of such structure.

(d) The summary review process for the approval of the conversion of a nursing home into multifamily housing shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the planning commission, zoning commission or combined planning and zoning commission, except an applicant may consent to one or more extensions of not more than an additional sixty-five days or may withdraw such application.

Sec. 4. Subsection (c) of section 4b-21 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(c) (1) Not later than thirty days after receipt of such notification from the secretary, the following agencies shall determine and notify the secretary in writing if the land, improvement or interest serves the following needs: **[**(1)**]** (A) The Commissioner of Economic and Community Development, whether it can be used or adapted for economic development or exchanged for property that can be used for economic development; **[**(2)**]** (B) the Commissioner of Transportation, whether it can be used for transportation purposes; **[**(3)**]** (C) the Commissioner of Energy and Environmental Protection, whether it can be used for open space purposes or to otherwise support the department's mission; **[**(4)**]** (D) the Commissioner of Agriculture, whether it can be used for farming or agricultural purposes; **[**(5)**]** (E) the Commissioner of Veterans Affairs, whether it can be used for veterans' housing; **[**(6)**]** (F) the Commissioner of Children and Families, whether it can be used to support the department's mission; **[**(7)**]** (G) the Commissioner of Developmental Services, whether it can be used to support the department's mission; **[**(8)**]** (H) the Commissioner of Administrative Services, whether it can be used to house state agencies or can be leased; and **[**(9)**]** (I) the Commissioner of Housing, whether it can be used as an emergency shelter or transitional living facility for

homeless persons, or used for the construction, rehabilitation or renovation of housing for persons and families of low and moderate income.

(2) Not later than thirty days after receipt of such notification from the secretary **[**, any**]** pursuant to subdivision (1) of this subsection: (A) Any state agency, department or institution that is interested in utilizing the land, improvement or interest shall submit a plan to the secretary that sets forth the proposed use for the land, improvement or interest and a budget and timetable for such use, and (B) if the Commissioner of Housing determines that the land, improvement or interest may be used for the construction, rehabilitation or renovation of housing for persons and families of low and moderate income, the commissioner shall submit a plan to the secretary for any such use of the land, improvement or interest that includes a budget and timetable for any such use.

(3) If one or more agencies, departments or institutions submit a plan for such land, improvement or interest to the secretary **[**within such thirty-day period**]** as specified in subdivision (2) of this subsection, the secretary shall analyze such agency, department or institution plan or plans and determine whether custody and control of the land, improvement or interest shall be transferred to one of such agencies, departments or institutions, in which case the agency, department or institution having custody of the land, improvement or interest shall make such transfer, provided if the Commissioner of Housing submits a plan for the use of such land, improvement or interest for the construction, rehabilitation or renovation of housing for persons and families of low and moderate income, the secretary shall prioritize the review of the commissioner's plan and grant the transfer of the land, improvement or interest to the commissioner unless the secretary states in writing any reason why such transfer is not feasible.

Sec. 5. Subparagraph (H) of subdivision (7) of subsection (c) of section 7-148 of the 2024 supplement to the general statutes is repealed and the

following is substituted in lieu thereof (*Effective October 1, 2024*):

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

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

(iii) Regulate auctions and garage and tag sales;

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

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

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

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

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

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

(x) Control insect pests or plant diseases in any manner deemed

appropriate;

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

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

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

(xiv) Regulate, in addition to the requirements under section 7-282b, the installation, maintenance and operation of any device or equipment in a residence or place of business which is capable of automatically calling and relaying recorded emergency messages to any state police or municipal police or fire department telephone number or which is capable of automatically calling and relaying recorded emergency messages or other forms of emergency signals to an intermediate third party which shall thereafter call and relay such emergency messages to a state police or municipal police or fire department telephone number. Such regulations may provide for penalties for the transmittal of false alarms by such devices or equipment;

(xv) Make and enforce regulations for the prevention and remediation of housing blight or blight upon any commercial real property, including regulations reducing assessments and authorizing designated agents of the municipality to enter property during reasonable hours for the purpose of remediating blighted conditions, provided such regulations define blight and require such municipality to give written notice of any violation to the owner of the property and provide a reasonable opportunity for the owner to remediate the blighted conditions prior to any enforcement action being taken, except

that a municipality may take immediate enforcement action in the case of a violation at a property that is the third or more such blight violation at such property during the prior twelve-month period, and further provided such regulations shall not authorize such municipality or its designated agents to enter any dwelling house or structure on such property, and including regulations establishing a duty to maintain property and specifying standards to determine if there is neglect; prescribe civil penalties for the violation of such regulations (I) for housing blight upon real property containing six or fewer dwelling units, of not more than one hundred fifty dollars for each day that a violation continues if such violation occurs at an occupied property, not more than two hundred fifty dollars for each day that a violation continues if such violation occurs at a vacant property, and not more than one thousand dollars for each day that a violation continues at a property if such violation is the third or more such violation at such property during the prior twelve-month period, **[**and, if**]** (II) for housing blight upon real property containing more than six but fewer than forty dwelling units, not more than ten cents per square foot of each residential building upon such real property for each day that a violation continues, (III) for housing blight upon real property containing forty or more dwelling units, not more than twelve cents per square foot of each residential building upon such real property for each day that a violation continues, and (IV) for blight upon any commercial real property, not more than ten cents per square foot of any commercial building upon such real property for each day that a violation continues. If any such civil penalties are prescribed, such municipality shall adopt a citation hearing procedure in accordance with section 7-152c. For the sole purpose of determining if a violation is the third or more such violation at such property during the prior twelve-month period, "violation" means a violation of any municipal blight regulation for which the municipality has issued a notice of violation and either, **[**(I)**]** in the determination of such municipality, the conditions creating such violation were previously cured **[**,**]** or **[**(II)**]** one hundred twenty days

have passed from the notice of violation and the conditions creating such violation have not been cured. A third violation may also be established where three or more conditions constituting such violation exist at a property simultaneously;

(xvi) Regulate, on any property owned by or under the control of the municipality, any activity deemed to be deleterious to public health, including the burning of a lighted cigarette, cigar, pipe or similar device, whether containing, wholly or in part, tobacco or cannabis, as defined in section 21a-420, and the use or consumption of cannabis, including, but not limited to, electronic cannabis delivery systems, as defined in section 19a-342a, or vapor products, as defined in said section, containing cannabis. If the municipality's population is greater than fifty thousand, such regulations shall designate a place in the municipality in which public consumption of cannabis is permitted. Such regulations may prohibit the smoking of cannabis and the use of electronic cannabis delivery systems and vapor products containing cannabis in the outdoor sections of a restaurant. Such regulations may prescribe penalties for the violation of such regulations, provided such fine does not exceed fifty dollars for a violation of such regulations regarding consumption by an individual or a fine in excess of one thousand dollars to any business for a violation of such regulations;

Sec. 6. Section 12-65b of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(a) (1) Any municipality may, by affirmative vote of its legislative body or, pursuant to subdivision (2) of this subsection, by its board of selectmen, enter into a written agreement, for a period of not more than **[**ten**]** thirty years, with any party (A) owning or proposing to acquire an interest in real property in such municipality, **[**or with any party**]** (B) owning personal property in such municipality, (C) owning or proposing to acquire an interest in air space in such municipality, or **[**with any party**]** (D) who is the lessee of, or who proposes to be the

lessee of, air space in such municipality in such a manner that the air space leased or proposed to be leased shall be assessed to the lessee pursuant to section 12-64, fixing the assessment of the personal property, real property or air space which is the subject of the agreement, and all improvements **[**thereon or therein**]** on such real property or in such air space and to be constructed **[**thereon or therein**]** on such real property or in such air space, subject to the provisions of subsection (b) of this section. For purposes of this section, "improvements to be constructed" includes the rehabilitation of existing structures for retail business use.

(2) In the case of a municipality where the legislative body is a town meeting and such town meeting has adopted an ordinance delegating to the board of selectmen the authority to enter into an agreement described in subdivision (1) of this subsection, such board of selectmen may enter into such agreement.

(b) The provisions of subsection (a) of this section shall only apply if the personal property, improvements or improvements to be constructed are for at least one of the following: (1) Office use; (2) retail use; (3) permanent residential use in connection with a residential property consisting of four or more dwelling units; (4) transient residential use in connection with a residential property consisting of four or more dwelling units; (5) manufacturing use; (6) warehouse, storage or distribution use; (7) structured multilevel parking use necessary in connection with a mass transit system; (8) information technology; (9) recreation facilities; (10) transportation facilities; (11) mixed-use development, as defined in section 8-13m; or (12) use by or on behalf of a health system, as defined in section 19a-508c.

Sec. 7. (NEW) (*Effective October 1, 2024*) Any municipality may (1) by vote of its legislative body, adopt an ordinance requiring the licensure of short-term rental properties in such municipality and regulating the operation and use of such properties, and (2) engage one or more

consultants to assist such municipality in developing such ordinance. For the purposes of this section, "short-term rental properties" means a dwelling unit, as defined in section 47a-1 of the general statutes, as amended by this act, or any portion thereof, that is (A) the subject of a short-term rental, as defined in section 12-408h of the general statutes, and (B) not a hotel or bed and breakfast establishment, as such terms are defined in section 12-407 of the general statutes, or a motel, motor court, motor inn or tourist court.

Sec. 8. Section 7-148aa of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

Any unpaid penalty imposed by a municipality pursuant to the provisions of an ordinance (1) adopted pursuant to section 8-12a, or (2) regulating blight, adopted pursuant to subparagraph (H)(xv) of subdivision (7) of subsection (c) of section 7-148, as amended by this act, shall constitute a lien upon the real estate against which the penalty was imposed from the date of such penalty. Each such lien may be continued, recorded and released in the manner provided by the general statutes for continuing, recording and releasing property tax liens. Each such lien shall take precedence over all other liens filed after July 1, 1997, and encumbrances except taxes, and may be enforced in the same manner as property tax liens.

Sec. 9. Subsection (a) of section 8-216a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(a) **[**The provisions of**]** Notwithstanding any **[**other**]** provision of the general **[**statute**]** statutes or special act, **[**to the contrary notwithstanding,**]** the present true and actual value of **[**the**]** any real property **[**classified as property**]** used for housing solely for low or moderate-income persons or families, **[**pursuant to section 8-215**]** as defined in section 8-202, on which rents or carrying charges are limited

by regulatory agreement with, or otherwise regulated by, the federal or state government or any department or agency thereof, shall be based upon and shall not exceed the capitalized value of the net rental income of **[**the housing project**]** such real property. For purposes of **[**sections 8-215, 8-216 and**]** this section, **[**such net rental income**]** "net rental income" means the gross income of **[**the project**]** any real property used for housing solely for low or moderate-income persons or families as limited by the schedule of rents or carrying charges, less reasonable operating expenses and property taxes.

Sec. 10. Subsection (b) of section 8-1a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(b) As used in this chapter and section 11 of this act:

(1) "Accessory apartment" means a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations;

(2) "Affordable accessory apartment" means an accessory apartment that is subject to binding recorded deeds which contain covenants or restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income;

(3) "As of right" or "as-of-right" means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary

zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations;

(4) "Cottage cluster" means a grouping of at least four detached housing units, or live work units, per acre that are located around a common open area;

(5) "Live work unit" means a building or a space within a building used for both commercial and residential purposes by an individual residing within such building or space;

[(5)**]** (6) "Middle housing" means duplexes, triplexes, quadplexes, cottage clusters and townhouses;

[(6)**]** (7) "Mixed-use development" means a development containing both residential and nonresidential uses in any single building; and

[(7)**]** (8) "Townhouse" means a residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides.

Sec. 11. (NEW) (*Effective October 1, 2024*) (a) Any zoning regulations adopted pursuant to section 8-2 of the general statutes may allow for the as-of-right development of any type of middle housing on any lot that allows for residential use, commercial use or mixed-use development.

(b) Any municipality that adopts zoning regulations that allow for the as-of-right development of middle housing as described in subsection (a) of this section shall be awarded one-quarter housing unit-equivalent point pursuant to subdivision (6) of subsection (l) of section 8-30g of the general statutes, as amended by this act, for each dwelling unit, as defined in section 47a-1 of the general statutes, as amended by this act, for which a certificate of occupancy has been issued by the municipality.

(c) No municipality that has (1) adopted zoning regulations that allow for the as-of-right development of middle housing as described in subsection (a) of this section, (2) been awarded housing unit-equivalent points pursuant to subsection (b) of this section, and (3) qualified for a moratorium from the affordable housing appeals procedure under subsection (l) of section 8-30g of the general statutes, as amended by this act, based in part on housing unit-equivalent points awarded pursuant to subsection (b) of this section shall repeal or substantially modify such zoning regulations concerning the as-of-right development of middle housing during the period of such moratorium.

Sec. 12. Subdivision (6) of subsection (l) of section 8-30g of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(6) For the purposes of this subsection, housing unit-equivalent points shall be determined by the commissioner as follows: (A) No points shall be awarded for a unit unless its occupancy is restricted to persons and families whose income is equal to or less than eighty per cent of the median income, except that (i) unrestricted units in a set-aside development shall be awarded **[**one-fourth**]** one-quarter point each; and (ii) dwelling units in middle housing developed as of right pursuant to section 11 of this act shall be awarded one-quarter point each. (B) Family units restricted to persons and families whose income is equal to or less than eighty per cent of the median income shall be awarded one point if an ownership unit and one and one-half points if a rental unit. (C) Family units restricted to persons and families whose income is equal to or less than sixty per cent of the median income shall be awarded one and one-half points if an ownership unit and two points if a rental unit. (D) Family units restricted to persons and families whose income is equal to or less than forty per cent of the median income shall be awarded two points if an ownership unit and two and one-half points if a rental unit. (E) Elderly units restricted to persons and families whose

income is equal to or less than eighty per cent of the median income shall be awarded one-half point. (F) A set-aside development containing family units which are rental units shall be awarded additional points equal to twenty-two per cent of the total points awarded to such development, provided the application for such development was filed with the commission prior to July 6, 1995. (G) A mobile manufactured home in a resident-owned mobile manufactured home park shall be awarded points as follows: One and one-half points when occupied by persons and families with an income equal to or less than eighty per cent of the median income; two points when occupied by persons and families with an income equal to or less than sixty per cent of the median income; and one-fourth point for the remaining units.

Sec. 13. Section 8-345 of the 2024 supplement to the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(a) As used in this section, "housing" or "housing unit" means any house or building, or portion thereof, that is occupied, designed to be occupied, or rented, leased or hired out to be occupied, exclusively as a home or residence of one or more persons. The Commissioner of Housing shall implement and administer a program of rental assistance for low-income families living in privately-owned rental housing. For the purposes of this section, a low-income family is one whose income does not exceed fifty per cent of the median family income for the area of the state in which such family lives, as determined by the commissioner.

(b) Housing eligible for participation in the program shall comply with applicable state and local health, housing, building and safety codes.

(c) In addition to an element in which rental assistance certificates are made available to qualified tenants, to be used in eligible housing which

such tenants are able to locate, the program may include a housing support element in which rental assistance for tenants is linked to participation by the property owner in other municipal, state or federal housing repair, rehabilitation or financing programs. The commissioner shall use rental assistance under this section so as to encourage the preservation of existing housing and the revitalization of neighborhoods or the creation of additional rental housing.

(d) The commissioner may designate a portion of the rental assistance available under the program for tenant-based and project-based supportive housing units. To the extent practicable rental assistance for supportive housing shall adhere to the requirements of the federal Housing Choice Voucher Program, 42 USC 1437f(o), relative to calculating the tenant's share of the rent to be paid.

(e) The commissioner shall administer the program under this section to promote housing choice for certificate holders and encourage racial and economic integration. The commissioner shall affirmatively seek to expend all funds appropriated for the program on an annual basis without regard to population limitation established in prior years. The commissioner shall establish maximum rent levels for each municipality in a manner that promotes the use of the program in all municipalities, provided, if the fair market rent established for a housing unit under the federal Housing Choice Voucher Program, 42 USC 1437f(o), is greater than such maximum allowable rent established for such housing unit, such fair market rent shall apply for such housing unit. Any certificate issued pursuant to this section may be used for housing in any municipality in the state. The commissioner shall inform certificate holders that a certificate may be used in any municipality and, to the extent practicable, the commissioner shall assist certificate holders in finding housing in the municipality of their choice.

(f) Nothing in this section shall give any person a right to continued receipt of rental assistance at any time that the program is not funded.

(g) The commissioner shall adopt regulations in accordance with the provisions of chapter 54 to carry out the purposes of this section. The regulations shall establish maximum income eligibility guidelines for such rental assistance and criteria for determining the amount of rental assistance which shall be provided to eligible families.

(h) Any person aggrieved by a decision of the commissioner or the commissioner's agent pursuant to the program under this section shall have the right to a hearing in accordance with the provisions of section 8-37gg.

Sec. 14. Section 7-339hh of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

Costs authorized for payment from a district master plan fund, established pursuant to section 7-339gg are limited to:

(1) Costs of improvements made within the tax increment district, including, but not limited to, (A) capital costs, including, but not limited to, (i) the acquisition or construction of land, improvements, infrastructure, public ways, parks, buildings, structures, railings, street furniture, signs, landscaping, plantings, benches, trash receptacles, curbs, sidewalks, turnouts, recreational facilities, structured parking, transportation improvements, pedestrian improvements and other related improvements, fixtures and equipment for public use, (ii) the acquisition or construction of land, improvements, infrastructure, buildings, structures, including facades and signage, fixtures and equipment for industrial, commercial, residential, mixed-use or retail use or transit-oriented development, (iii) the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures; (iv) environmental remediation; (v) site preparation and finishing work; and (vi) all fees and expenses associated with the capital cost of such improvements, including, but not limited to, licensing and permitting expenses and planning, engineering, architectural, testing,

legal and accounting expenses; (B) financing costs, including, but not limited to, closing costs, issuance costs, reserve funds and capitalized interest; (C) real property assembly costs; (D) costs of technical and marketing assistance programs; (E) professional service costs, including, but not limited to, licensing, architectural, planning, engineering, development and legal expenses; (F) maintenance and operation costs; (G) administrative costs, including, but not limited to, reasonable charges for the time spent by municipal employees, other agencies or third-party entities in connection with the implementation of a district master plan; and (H) organizational costs relating to the planning and the establishment of the tax increment district, including, but not limited to, the costs of conducting environmental impact and other studies and the costs of informing the public about the creation of tax increment districts and the implementation of the district master plan;

(2) Costs of improvements that are made outside the tax increment district but are directly related to or are made necessary by the establishment or operation of the tax increment district, including, but not limited to, (A) that portion of the costs reasonably related to the construction, alteration or expansion of any facilities not located within the tax increment district that are required due to improvements or activities within the tax increment district, including, but not limited to, roadways, traffic signalization, easements, sewage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines, electrical lines, improvements to fire stations, and street signs; (B) costs of public safety and public school improvements made necessary by the establishment of the tax increment district; and (C) costs of funding to mitigate any adverse impact of the tax increment district upon the municipality and its constituents; **[**and**]**

(3) Costs related to economic development, environmental

improvements or employment training associated with the tax increment district, including, but not limited to, (A) economic development programs or events related to the tax increment district; (B) environmental improvement projects developed by the municipality related to the tax increment district; (C) the establishment of permanent economic development revolving loan funds, investment funds and grants; and (D) services and equipment necessary for employment skills development and training, including scholarships to in-state educational institutions for jobs created or retained in the tax increment district; and

(4) Costs of improvements that are made outside the tax increment district for the renovation or rehabilitation of a housing development that is a set-aside development, as defined in subsection (a) of section 8-30g, as amended by this act, for which development the deed covenants or restrictions that preserve such development as a set-aside development will expire in not more than three years, provided the costs of such improvements are paid pursuant to an agreement between the municipality and the owner of such development in which the owner agrees to renew such deed covenants or restrictions for not less than forty years.

Sec. 15. Section 8-37rrr of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

Not later than January 1, **[**2014**]** 2025, and annually thereafter, the Commissioner of Housing, in consultation with the Commissioners of Social Services, Children and Families, Mental Health and Addiction Services and Developmental Services, shall submit a report, in accordance with the requirements of section 11-4a, on the number of departmental clients and the number who have been recipients of rental assistance certificates to the joint standing committees of the General Assembly having cognizance of matters relating to appropriations, housing, human services and public health. Such report shall detail the

utilization of the rental assistance vouchers or certificates issued pursuant to sections 8-345 to 8-346a, inclusive, as amended by this act, **[**and**]** at the time of the report, including the number of applicants remaining on any waitlist for a rental certificate, the number of applicants from any such waitlist who received a rental assistance certificate in the prior year, the date of the last opening on any waitlist, the number of applications submitted when any waitlist was last opened and the number of applicants added to any waitlist during the prior year. The report shall establish targets to ensure that rental assistance program resources are allocated in accordance with legislative intent.

Sec. 16. Section 47a-1 of the 2024 supplement to the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

As used in this chapter, sections 47a-21, 47a-23 to 47a-23c, inclusive, 47a-26a to 47a-26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43, **[**and**]** 47a-46 and section 17 of this act:

(a) "Action" includes recoupment, counterclaim, set-off, cause of action and any other proceeding in which rights are determined, including an action for possession.

(b) "Building and housing codes" include any law, ordinance or governmental regulation concerning fitness for habitation or the construction, maintenance, operation, occupancy, use or appearance of any premises or dwelling unit.

(c) "Dwelling unit" means any house or building, or portion thereof, which is occupied, is designed to be occupied, or is rented, leased or hired out to be occupied, as a home or residence of one or more persons.

(d) "Landlord" means the owner, lessor or sublessor of the dwelling unit, the building of which it is a part or the premises.

(e) "Owner" means one or more persons, jointly or severally, in whom is vested (1) all or part of the legal title to property, or (2) all or part of the beneficial ownership and a right to present use and enjoyment of the premises and includes a mortgagee in possession.

(f) "Person" means an individual, corporation, limited liability company, the state or any political subdivision thereof, or agency, business trust, estate, trust, partnership or association, two or more persons having a joint or common interest, and any other legal or commercial entity.

(g) "Premises" means a dwelling unit and the structure of which it is a part and facilities and appurtenances therein and grounds, areas and facilities held out for the use of tenants generally or whose use is promised to the tenant.

(h) "Rent" means all periodic payments to be made to the landlord under the rental agreement.

(i) "Rental agreement" means all agreements, written or oral, and valid rules and regulations adopted under section 47a-9 or subsection (d) of section 21-70 embodying the terms and conditions concerning the use and occupancy of a dwelling unit or premises.

(j) "Roomer" means a person occupying a dwelling unit, which unit does not include a refrigerator, stove, kitchen sink, toilet and shower or bathtub and one or more of these facilities are used in common by other occupants in the structure.

(k) "Single-family residence" means a structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit or has a common parking facility, it is a single-family residence if it has direct access to a street or thoroughfare and does not share heating facilities, hot water equipment or any other essential facility or service with any other dwelling unit.

(l) "Tenant" means the lessee, sublessee or person entitled under a rental agreement to occupy a dwelling unit or premises to the exclusion of others or as is otherwise defined by law.

(m) "Tenement house" means any house or building, or portion thereof, which is rented, leased or hired out to be occupied, or is arranged or designed to be occupied, or is occupied, as the home or residence of three or more families, living independently of each other, and doing their cooking upon the premises, and having a common right in the halls, stairways or yards.

Sec. 17. (NEW) (*Effective October 1, 2024, and applicable to rental agreements entered into, renewed or extended on or after October 1, 2024*) No rent increase for a dwelling unit shall be effective unless the landlord has given the tenant of such dwelling unit written notice of the proposed increase not less than forty-five days before the day on which the increase is proposed to take effect, except in the case of a lease with a term of one month or less, such notice shall be given a number of days equivalent to the length of a full term of such lease. A tenant's failure to respond to such notice shall not constitute the tenant's agreement to such proposed increase. Nothing in this section shall be construed to (1) allow a landlord to increase the rent during the term of a rental agreement, or (2) alter any notice requirements concerning increases in rent imposed by federal law.

Sec. 18. (*Effective from passage*) (a) There is established a task force to study the federal Housing Choice Voucher Program, 42 USC 1437f(o), and its implementation in the state. Such study shall include, but need not be limited to, an evaluation concerning any disparate impacts said program has on the development of at-risk children and youth or families.

(b) The task force shall consist of the following members:

(1) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to housing, or their designees;

(2) One appointed by the speaker of the House of Representatives;

(3) One appointed by the president pro tempore of the Senate;

(4) One appointed by the majority leader of the House of Representatives;

(5) One appointed by the majority leader of the Senate;

(6) Two appointed by the minority leader of the Senate; and

(7) Two appointed by the minority leader of the House of Representatives.

(c) Any member of the task force appointed under subsection (b) of this section may be a member of the General Assembly. All initial appointments to the task force shall be made not later than thirty days after the effective date of this section. Any vacancy shall be filled by the appointing authority.

(d) The speaker of the House of Representatives and the minority leader of the Senate shall each select a chairperson from among the members of the task force. Such chairpersons shall schedule the first meeting of the task force, which shall be held not later than sixty days after the effective date of this section.

(e) The administrative staff of the joint standing committee of the General Assembly having cognizance of matters relating to housing shall serve as administrative staff of the task force.

(f) Not later than January 16, 2025, the task force shall submit a report on its findings and recommendations regarding the implementation of

the federal Housing Choice Voucher Program in the state to the joint standing committee of the General Assembly having cognizance of matters relating to housing, in accordance with the provisions of section 11-4a of the general statutes, and to the state's congressional delegation. The task force shall terminate on the date that it submits such report or January 16, 2025, whichever is later.

Sec. 19. Section 8-240a of the 2024 supplement to the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(a) As used in this section:

(1) "Alliance district" has the same meaning as provided in section 10-262u;

(2) "Environmental justice community" has the same meaning as provided in section 22a-20a; and

(3) "Low-income resident" means, after adjustments for family size, individuals or families whose income is not greater than (A) sixty per cent of the state median income, **[**or**]** (B) eighty per cent of the area median income for the area in which the resident resides, as determined by the United States Department of Housing and Urban Development, or (C) any other definition of "low-income resident" included in any program in the state that utilizes federal funding, as determined by the Commissioner of Energy and Environmental Protection.

(b) There is established a revolving loan and grant fund to be known as the "Housing Environmental Improvement Revolving Loan and Grant Fund". The fund may be funded from the proceeds of bonds issued pursuant to section 8-240b, as amended by this act, or from any moneys available to the Commissioner of Energy and Environmental Protection or from other sources. Investment earnings credited to the fund shall become part of the assets of the fund. Any balance remaining

in the fund at the end of any fiscal year shall be carried forward in the fund for the next fiscal year. Payments of principal or interest on a low interest loan made pursuant to this section shall be paid to the State Treasurer for deposit in the Housing Environmental Improvement Revolving Loan and Grant Fund. The fund shall be used to make grants or low interest loans pursuant to this section **[**and**]** to pay reasonable and necessary **[**expenses**]** fees incurred in administering loans under this section. The Commissioner of Energy and Environmental Protection may enter into contracts with quasi-public agencies or nonprofit corporations to provide for the administration of the Housing Environmental Improvement Revolving Loan and Grant Fund by such **[**nonprofit corporations**]** entity or entities, provided no grant or low interest loan shall be made from the fund without the authorization of the commissioner as provided in this section.

(c) The Commissioner of Energy and Environmental Protection, in collaboration with the Commissioner of Housing, shall establish a pilot program or programs to provide financing or grants from the fund established in subsection (b) of this section for retrofitting projects for multifamily residences located in environmental justice communities or alliance districts that (1) improve the energy efficiency of such residences, which may include, but need not be limited to, the installation of heat pumps, solar power generating systems, improved roofing, exterior doors and windows, improved insulation, air sealing, improved ventilation, appliance upgrades and any electric system or wiring upgrades necessary for such retrofit, (2) remediate health and safety concerns that are barriers to any such retrofit, including, but not limited to, mold, vermiculite, asbestos, lead and radon, or (3) provide services to assist residents and building owners to access and implement the programs established pursuant to this section or other available state or federal programs that enable the implementation of energy efficiency retrofitting.

(d) On and after July 1, **[**2024**]** 2025, the Commissioner of Energy and Environmental Protection, or any program administrator the commissioner may designate, shall accept applications, in a form specified by the commissioner, from any owner of a residential dwelling unit for financing or a grant under the program or programs. Any such financing or grant may be awarded to an owner of a residential dwelling unit, as defined in section 47a-1, as amended by this act. **[**that is (1) not owner-occupied, and (2) occupied by a tenant or, if vacant, to be occupied by a tenant not more than one hundred eighty days after the award. If such dwelling unit is not occupied within one hundred eighty days of the award, the owner shall return any funds received by the owner to the commissioner.**]**

(e) The Commissioner of Energy and Environmental Protection shall prioritize the awarding of financing or grants for projects that benefit any resident or prospective resident who is a low-income resident.

(f) The Commissioner of Energy and Environmental Protection shall exclude from the program or programs any owner of a residential dwelling unit determined by the Commissioner of Housing to be in violation of chapter 830.

(g) On or before October 1, **[**2027**]** 2028, the Commissioner of Energy and Environmental Protection shall file a report, in accordance with the provisions of section 11-4a, with the joint standing committee of the General Assembly having cognizance of matters relating to housing (1) analyzing the success of the pilot program or programs, and (2) recommending whether a permanent program should be established in the state and, if so, any proposed legislation for such program.

(h) The pilot program or programs established pursuant to this section shall terminate on September 30, **[**2028**]** 2029.

Sec. 20. Subsections (a) and (b) of section 8-240b of the 2024

supplement to the general statutes are repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) For the purposes described in subsection (b) of this section, the State Bond Commission shall have the power from time to time to authorize the issuance of bonds of the state in one or more series and in principal amounts not exceeding in the aggregate one hundred twenty-five million dollars, provided seventy-five million dollars of said authorization shall be effective July 1, **[**2024**]** 2025.

(b) The proceeds of the sale of such bonds, to the extent of the amount stated in subsection (a) of this section, shall be used by the Department of Energy and Environmental Protection for the purpose of financing and awarding grants for retrofitting projects for multifamily residences as provided in section 8-240a, as amended by this act. Not more than twenty million dollars of the bonds issued pursuant to this section shall be utilized by said department for grants for such projects.

Sec. 21. Subsection (b) of section 8-26a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(b) (1) Notwithstanding the provisions of any general or special act or local ordinance, when a change is adopted in the zoning regulations or boundaries of zoning districts of any town, city or borough, no lot or lots shown on a subdivision or resubdivision plan for residential property which has been approved, prior to the effective date of such change, by the planning commission of such town, city or borough, or other body exercising the powers of such commission, and filed or recorded with the town clerk, shall be required to conform to such change.

(2) (A) Any construction on a vacant lot shown on a subdivision or resubdivision plan approved before, on or after June 1, 2004, shall not

be required to conform to a change in the zoning regulations or boundaries of zoning districts in a town, city or borough adopted after the approval of the subdivision or resubdivision. Notwithstanding subdivision (1) of this subsection, any construction on an improved lot shown on a subdivision or resubdivision plan approved before, on or after June 1, 2004, shall be required to conform to a zoning change adopted subsequent to said lot becoming an improved lot.

(B) Notwithstanding the provisions of subsection (a) of section 8-25 and subsection (a) of section 8-26, any vacant lot that is depicted on a subdivision or resubdivision plan that has been recorded on or before October 1, 2024, in the land records of the municipality in which such vacant lot is located, if the recorded chain of title for such vacant lot references such subdivision or resubdivision plan, shall not be required to conform to a change in the zoning regulations or the boundaries of zoning districts in such municipality that is adopted after the approval or recording of the subdivision or resubdivision plan.

(C) Notwithstanding the provisions of subsection (a) of section 8-25 and subsection (a) of section 8-26, any vacant lot that is depicted on a subdivision or resubdivision plan that, prior to the adoption of zoning regulations, has been recorded on or before October 1, 2024, in the land records of the municipality in which such vacant lot is located, shall not be required to conform to a change in the zoning regulations or the boundaries of zoning districts in such municipality that is adopted after the approval or recording of the subdivision or resubdivision plan if such vacant lot conformed at any time with any zoning regulations that would have applied to such vacant lot if such vacant lot was depicted on a subdivision or resubdivision plan recorded after the adoption of zoning regulations.

[(B)**]** (D) For purposes of this subsection, (i) a lot shall be deemed vacant until the date a building permit is issued with respect thereto and a foundation has been completed in accordance with such building

permit but shall not be deemed vacant if any structures on such lot are subsequently demolished, and (ii) a lot shall be deemed improved after the date a building permit is issued with respect thereto and a foundation has been completed in accordance with such building permit.

(3) This subsection shall not alter or affect a nonconforming use or structure as provided in section 8-2.

Sec. 22. Subdivision (3) of subsection (l) of section 8-30g of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(3) Eligible units completed before a moratorium has begun, but that were not counted toward establishing eligibility for such moratorium, may be counted toward establishing eligibility for a subsequent moratorium. Eligible units completed after a moratorium has begun may be counted toward establishing eligibility for a subsequent moratorium.