



General Assembly

**Substitute Bill No. 4**

January Session, 2023



**AN ACT CONCERNING CONNECTICUT'S PRESENT AND FUTURE HOUSING NEEDS.**

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

1 Section 1. Section 47a-23 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 (a) [When] Except as provided in subsection (f) of this section, when  
4 the owner or lessor, or the owner's or lessor's legal representative, or  
5 the owner's or lessor's attorney-at-law, or in-fact, desires to obtain  
6 possession or occupancy of any land or building, any apartment in any  
7 building, any dwelling unit, any trailer, or any land upon which a  
8 trailer is used or stands, and (1) when a rental agreement or lease of  
9 such property, whether in writing or by parol, terminates for any of  
10 the following reasons: (A) By lapse of time; (B) by reason of any  
11 expressed stipulation therein; (C) violation of the rental agreement or  
12 lease or of any rules or regulations adopted in accordance with section  
13 47a-9 or 21-70; (D) nonpayment of rent within the grace period  
14 provided for residential property in section 47a-15a, as amended by  
15 this act, or 21-83; (E) nonpayment of rent when due for commercial  
16 property; (F) violation of section 47a-11 or subsection (b) of section  
17 21-82; (G) nuisance, as defined in section 47a-32, or serious nuisance, as  
18 defined in section 47a-15 or 21-80; or (2) when such premises, or any  
19 part thereof, is occupied by one who never had a right or privilege to

20 occupy such premises; or (3) when one originally had the right or  
21 privilege to occupy such premises but such right or privilege has  
22 terminated; or (4) when an action of summary process or other action  
23 to dispossess a tenant is authorized under subsection (b) of section  
24 47a-23c for any of the following reasons: (A) Refusal to agree to a fair  
25 and equitable rent increase, as defined in subsection (c) of section  
26 47a-23c, (B) permanent removal by the landlord of the dwelling unit of  
27 such tenant from the housing market, or (C) bona fide intention by the  
28 landlord to use such dwelling unit as such landlord's principal  
29 residence; or (5) when a farm employee, as described in section 47a-30,  
30 or a domestic servant, caretaker, manager or other employee, as  
31 described in subsection (b) of section 47a-36, occupies such premises  
32 furnished by the employer and fails to vacate such premises after  
33 employment is terminated by such employee or the employer or after  
34 such employee fails to report for employment, such owner or lessor, or  
35 such owner's or lessor's legal representative, or such owner's or lessor's  
36 attorney-at-law, or in-fact, shall give notice to each lessee or occupant  
37 to quit possession or occupancy of such land, building, apartment or  
38 dwelling unit, at least three days before the termination of the rental  
39 agreement or lease, if any, or before the time specified in the notice for  
40 the lessee or occupant to quit possession or occupancy.

41 (b) The notice shall be in writing substantially in the following form:  
42 "I (or we) hereby give you notice that you are to quit possession or  
43 occupancy of the (land, building, apartment or dwelling unit, or of any  
44 trailer or any land upon which a trailer is used or stands, as the case  
45 may be), now occupied by you at (here insert the address, including  
46 apartment number or other designation, as applicable), on or before  
47 the (here insert the date) for the following reason (here insert the  
48 reason or reasons for the notice to quit possession or occupancy using  
49 the statutory language or words of similar import, also the date and  
50 place of signing notice). A.B.". If the owner or lessor, or the owner's or  
51 lessor's legal representative, attorney-at-law or attorney-in-fact knows  
52 of the presence of an occupant but does not know the name of such  
53 occupant, the notice for such occupant may be addressed to such

54 occupant as "John Doe", "Jane Doe" or some other alias which  
55 reasonably characterizes the person to be served.

56 (c) A copy of such notice shall be delivered to each lessee or  
57 occupant or left at such lessee's or occupant's place of residence or, if  
58 the rental agreement or lease concerns commercial property, at the  
59 place of the commercial establishment by a proper officer or indifferent  
60 person. Delivery of such notice may be made on any day of the week.

61 (d) With respect to a month-to-month or a week-to-week tenancy of  
62 a dwelling unit, a notice to quit possession based on nonpayment of  
63 rent shall, upon delivery, terminate the rental agreement for the month  
64 or week in which the notice is delivered, convert the month-to-month  
65 or week-to-week tenancy to a tenancy at sufferance and provide  
66 proper basis for a summary process action notwithstanding that such  
67 notice was delivered in the month or week after the month or week in  
68 which the rent is alleged to be unpaid.

69 (e) A termination notice required pursuant to federal law and  
70 regulations may be included in or combined with the notice required  
71 pursuant to this section and such inclusion or combination does not  
72 thereby render the notice required pursuant to this section equivocal,  
73 provided the rental agreement or lease shall not terminate until after  
74 the date specified in the notice for the lessee or occupant to quit  
75 possession or occupancy or the date of completion of the  
76 pretermination process, whichever is later. A use and occupancy  
77 disclaimer may be included in or combined with such notice, provided  
78 that such disclaimer does not take effect until after the date specified in  
79 the notice for the lessee or occupant to quit possession or occupancy or  
80 the date of the completion of the pretermination process, whichever is  
81 later. Such inclusion or combination does not thereby render the notice  
82 required pursuant to this section equivocal. Such disclaimer shall be in  
83 substantially the following form: "Any payments tendered after the  
84 date specified to quit possession or occupancy, or the date of the  
85 completion of the pretermination process if that is later, will be  
86 accepted for use and occupancy only and not for rent, with full

87 reservation of rights to continue with the eviction action."

88 (f) No owner or lessor, and no owner's or lessor's legal  
89 representative, or the owner's or lessor's attorney-at-law or attorney-  
90 in-fact, shall, between December first and March first of any year,  
91 deliver or cause to be delivered a notice to quit possession for any  
92 reason set forth in this chapter or chapter 812, except for serious  
93 nuisance, as defined in section 47a-15.

94 Sec. 2. Section 47a-42 of the general statutes is repealed and the  
95 following is substituted in lieu thereof (*Effective October 1, 2023*):

96 (a) Whenever a judgment is entered against a defendant pursuant to  
97 section 47a-26, 47a-26a, 47a-26b or 47a-26d for the recovery of  
98 possession or occupancy of residential property, such defendant and  
99 any other occupant bound by the judgment by subsection (a) of section  
100 47a-26h shall forthwith remove himself or herself, such defendant's or  
101 occupant's possessions and all personal effects unless execution has  
102 been stayed pursuant to sections 47a-35 to 47a-41, inclusive. If  
103 execution has been stayed, such defendant or occupant shall forthwith  
104 remove himself or herself, such defendant's or occupant's possessions  
105 and all personal effects upon the expiration of any stay of execution. If  
106 the defendant or occupant has not so removed himself or herself upon  
107 entry of a judgment pursuant to section 47a-26, 47a-26a, 47a-26b or  
108 47a-26d, and upon expiration of any stay of execution, the plaintiff  
109 may obtain an execution upon such summary process judgment, and  
110 the defendant or other occupant bound by the judgment by subsection  
111 (a) of section 47a-26h and the possessions and personal effects of such  
112 defendant or other occupant may be removed by a state marshal,  
113 pursuant to such execution, and delivered to the place of storage  
114 designated by the chief executive officer for such purposes.

115 (b) Before any such removal, the state marshal charged with  
116 executing upon any such judgment of eviction shall give the chief  
117 executive officer of the town twenty-four [hours] hours' notice of the  
118 eviction, stating the date, time and location of such eviction as well as a

119 general description, if known, of the types and amount of property to  
120 be removed from the premises and delivered to the designated place of  
121 storage. Before giving such notice to the chief executive officer of the  
122 town, the state marshal shall use reasonable efforts to locate and notify  
123 the defendant of the date and time such eviction is to take place and of  
124 the possibility of a sale pursuant to subsection (c) of this section. Such  
125 notice shall include service upon each defendant and upon any other  
126 person in occupancy, either personally or at the premises, of a true  
127 copy of the summary process execution. Such execution shall be on a  
128 form prescribed by the Judicial Department, shall be in clear and  
129 simple language and in readable format, and shall contain, in addition  
130 to other notices given to the defendant in the execution, a conspicuous  
131 notice, in large boldface type, that a person who claims to have a right  
132 to continue to occupy the premises should immediately contact an  
133 attorney, and clear instructions as to how and where the defendant  
134 may reclaim any possessions and personal effects removed and stored  
135 pursuant to this section, including a telephone number that may be  
136 called to arrange release of such possessions and personal effects.

137 (c) Whenever the possessions and personal effects of a defendant  
138 are removed by a state marshal under this section, such possessions  
139 and effects shall be delivered by such marshal to the designated place  
140 of storage. The plaintiff shall pay the state marshal for such removal in  
141 accordance with the provisions of subsection (b) of section 52-261.  
142 Such removal and delivery shall be at the expense of the defendant  
143 and may be recovered by the plaintiff. If such possessions and effects  
144 are not reclaimed by the defendant and the expense of such storage is  
145 not paid to the chief executive officer [within] not later than fifteen  
146 days after such eviction, the chief executive officer shall sell the same  
147 at public auction, after using reasonable efforts to locate and notify the  
148 defendant of such sale and after posting notice of such sale for one  
149 week on the public signpost nearest to the place where the eviction  
150 was made, if any, or at some exterior place near the office of the town  
151 clerk. The chief executive officer shall deliver to the defendant the net  
152 proceeds of such sale, if any, after deducting a reasonable charge for

153 storage of such possessions and effects. If the defendant does not  
154 demand the net proceeds within thirty days after such sale, the chief  
155 executive officer shall turn over the net proceeds of the sale to the town  
156 treasury.

157 (d) Notwithstanding the provisions of this section, no state marshal  
158 may remove a defendant or occupant, or such defendant or occupant's  
159 possessions and effects, between December first and March first of any  
160 year unless the judgment of eviction binding upon such defendant or  
161 occupant to be executed by such marshal was entered due to serious  
162 nuisance, as defined in section 47a-15, by such defendant or occupant.

163 Sec. 3. (NEW) (*Effective October 1, 2023*) (a) As used in this section,  
164 "tenant screening report" means a credit report, a criminal background  
165 report, an employment history report or a rental history report, or any  
166 combination thereof, used by a landlord to determine the suitability of  
167 a prospective tenant.

168 (b) No landlord may demand from a prospective tenant any  
169 payment, fee or charge for the processing, review or acceptance of any  
170 rental application, or demand any other payment, fee or charge before  
171 or at the beginning of the tenancy, except a security deposit pursuant  
172 to section 47a-21 of the general statutes or a fee for a tenant screening  
173 report as provided by subsection (c) of this section.

174 (c) A landlord may charge a fee for a tenant screening report  
175 concerning a prospective tenant if the fee for such tenant screening  
176 report is not more than the actual cost paid by the landlord for such  
177 report. The landlord shall waive any fee for such report if the  
178 prospective tenant provides the landlord with a copy of a tenant  
179 screening report concerning the prospective tenant that was conducted  
180 not later than thirty days after the prospective tenant's rental  
181 application and that is satisfactory to the landlord.

182 (d) A landlord may not collect a tenant screening report fee from a  
183 prospective tenant until the landlord provides the prospective tenant

184 with (1) a copy of the tenant screening report, and (2) a copy of the  
185 receipt or invoice from the entity conducting the tenant screening  
186 report concerning the prospective tenant.

187 Sec. 4. Subsection (a) of section 47a-4 of the general statutes is  
188 repealed and the following is substituted in lieu thereof (*Effective*  
189 *October 1, 2023*):

190 (a) A rental agreement shall not provide that the tenant: (1) Agrees  
191 to waive or forfeit rights or remedies under this chapter and sections  
192 47a-21, 47a-23 to 47a-23b, inclusive, as amended by this act, 47a-26 to  
193 47a-26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and  
194 47a-46, or under any section of the general statutes or any municipal  
195 ordinance unless such section or ordinance expressly states that such  
196 rights may be waived; (2) authorizes the landlord to confess judgment  
197 on a claim arising out of the rental agreement; (3) agrees to the  
198 exculpation or limitation of any liability of the landlord arising under  
199 law or to indemnify the landlord for that liability or the costs  
200 connected therewith; (4) agrees to waive his right to the interest on the  
201 security deposit pursuant to section 47a-21; (5) agrees to permit the  
202 landlord to dispossess him without resort to court order; (6) consents  
203 to the distraint of his property for rent; (7) agrees to pay the landlord's  
204 attorney's fees in excess of fifteen per cent of any judgment against the  
205 tenant in any action in which money damages are awarded; (8) agrees  
206 to pay a late charge prior to the expiration of the grace period set forth  
207 in section 47a-15a, as amended by this act, or to pay rent in a reduced  
208 amount if such rent is paid prior to the expiration of such grace period;  
209 (9) agrees to pay a late charge on rent payments made subsequent to  
210 such grace period in an amount exceeding the amounts set forth in  
211 section 47a-15a, as amended by this act; or [(9)] (10) agrees to pay a  
212 heat or utilities surcharge if heat or utilities is included in the rental  
213 agreement.

214 Sec. 5. Section 47a-15a of the general statutes is repealed and the  
215 following is substituted in lieu thereof (*Effective October 1, 2023*):

216       (a) If rent is unpaid when due and the tenant fails to pay rent within  
217 nine days thereafter or, in the case of a one-week tenancy, within four  
218 days thereafter, the landlord may terminate the rental agreement in  
219 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive,  
220 as amended by this act. For purposes of this section, "grace period"  
221 means the nine-day or four-day time periods identified in this  
222 subsection, as applicable.

223       (b) If a rental agreement contains a valid written agreement to pay a  
224 late charge in accordance with subsection (a) of section 47a-4, as  
225 amended by this act, a landlord may assess a tenant such a late charge  
226 on a rent payment made subsequent to the grace period in accordance  
227 with this section. Such late charge may not exceed the lesser of (1) five  
228 dollars per day, up to a maximum of twenty-five dollars, or (2) five per  
229 cent of the delinquent rent payment or, in the case of a rental  
230 agreement paid in whole or in part by a governmental or charitable  
231 entity, five per cent of the tenant's share of the delinquent rent  
232 payment. The landlord may not assess more than one late charge upon  
233 a delinquent rent payment, regardless of how long the rent remains  
234 unpaid. Any rent payments received by the landlord shall be applied  
235 first to the most recent rent payment due.

236       Sec. 6. Subsections (a) and (b) of section 47a-6a of the general  
237 statutes are repealed and the following is substituted in lieu thereof  
238 (*Effective October 1, 2023*):

239       (a) As used in this section, (1) "address" means a location as  
240 described by the full street number, if any, the street name, the city or  
241 town, and the state, and not a mailing address such as a post office  
242 box, (2) "dwelling unit" means any house or building, or portion  
243 thereof, which is rented, leased or hired out to be occupied, or is  
244 arranged or designed to be occupied, or is occupied, as the home or  
245 residence of one or more persons, living independently of each other,  
246 and doing their cooking upon the premises, and having a common  
247 right in the halls, stairways or yards, (3) "agent in charge" or "agent"  
248 means one who manages real estate, including, but not limited to, the



249 collection of rents and supervision of property, (4) "controlling  
250 participant" means [an individual or entity that exercises day-to-day  
251 financial or operational control] a natural person who is not a minor  
252 and who, directly or indirectly and through any contract, arrangement,  
253 understanding or relationship, exercises substantial control of, or owns  
254 greater than twenty-five per cent of, a corporation, partnership, trust  
255 or other legally recognized entity owning rental real property in the  
256 state, and (5) "project-based housing provider" means a property  
257 owner who contracts with the United States Department of Housing  
258 and Urban Development to provide housing to tenants under the  
259 federal Housing Choice Voucher Program, 42 USC 1437f(o).

260 (b) Any municipality may require the nonresident owner or project-  
261 based housing provider of occupied or vacant rental real property to  
262 [maintain on file in the office of] report to the tax assessor, or other  
263 municipal office designated by the municipality, the current residential  
264 address of the nonresident owner or project-based housing provider of  
265 such property [,] if the nonresident owner or project-based housing  
266 provider is an individual, or the current residential address of the  
267 agent in charge of the building [,] if the nonresident owner or project-  
268 based housing provider is a corporation, partnership, trust or other  
269 legally recognized entity owning rental real property in the state. [In  
270 the case of a] If the nonresident owners or project-based housing  
271 [provider, such information] providers are a corporation, partnership,  
272 trust or other legally recognized entity owning rental real property in  
273 the state, such report shall also include identifying information and the  
274 current residential address of each controlling participant associated  
275 with the property. [,] except that, if such controlling participant is a  
276 corporation, partnership, trust or other legally recognized entity, the  
277 project-based housing provider shall include the identifying  
278 information and the current residential address of an individual who  
279 exercises day-to-day financial or operational control of such entity.] If  
280 such residential address changes, notice of the new residential address  
281 shall be provided by such nonresident owner, project-based housing  
282 provider or agent in charge of the building to the office of the tax

283 assessor or other designated municipal office not more than twenty-  
284 one days after the date that the address change occurred. If the  
285 nonresident owner, project-based housing provider or agent fails to  
286 file an address under this section, the address to which the  
287 municipality mails property tax bills for the rental real property shall  
288 be deemed to be the nonresident owner, project-based housing  
289 provider or agent's current address. Such address may be used for  
290 compliance with the provisions of subsection (c) of this section.

291       Sec. 7. (NEW) (*Effective October 1, 2023*) The Commissioner of  
292 Housing shall, within existing appropriations, develop standardized  
293 rental agreement forms that may be used by landlords and tenants in  
294 the state. Such forms shall contain the essential terms of a rental  
295 agreement between any landlord and any tenant, be designed to be  
296 easily read and understood and include plain language explanations of  
297 all terms and conditions of the agreement, including, but not limited  
298 to, rent, fees, deposits and other charges. The commissioner shall make  
299 such forms available in both English and Spanish and shall post such  
300 forms on the Department of Housing's Internet web site not later than  
301 July 1, 2024, and shall revise such forms from time to time, at the  
302 commissioner's discretion.

303       Sec. 8. Section 47a-58 of the general statutes is repealed and the  
304 following is substituted in lieu thereof (*Effective October 1, 2023*):

305       (a) Any enforcing agency may issue a notice of violation to any  
306 person who violates any provision of this chapter or a provision of a  
307 local housing code. If an enforcing agency issues an order to a  
308 registrant, such order may be delivered in accordance with section 7-  
309 148ii, provided nothing in this section shall preclude an enforcing  
310 agency from providing notice in another manner permitted by  
311 applicable law. Such notice shall specify each violation and specify the  
312 last day by which such violation shall be corrected. The date specified  
313 shall not be less than three weeks from the date of mailing of such  
314 notice, provided that in the case of a condition, which in the judgment  
315 of the enforcing agency is or in its effect is dangerous or detrimental to

316 life or health, the date specified shall not be more than five days from  
317 the date of mailing of such notice. The enforcing agency may postpone  
318 the last day by which a violation shall be corrected upon a showing by  
319 the owner or other responsible person that he has begun to correct the  
320 violation but that full correction of the violation cannot be completed  
321 within the time provided because of technical difficulties, inability to  
322 obtain necessary materials or labor or inability to gain access to the  
323 dwelling unit wherein the violation exists.

324 (b) When the owner or other responsible person has corrected such  
325 violation, the owner or other responsible person shall promptly, but  
326 not later than two weeks after such correction, report to the enforcing  
327 agency in writing, indicating the date when each violation was  
328 corrected. It shall be presumed that the violation was corrected on the  
329 date so indicated, unless a subsequent inspection by the enforcing  
330 agency again reveals the existence of the condition giving rise to the  
331 earlier notice of violation.

332 (c) Any person who fails to correct any violation prior to the date set  
333 forth in the notice of violation shall be subject to a cumulative civil  
334 penalty of five dollars per day for each violation from the date set for  
335 correction in the notice of violation to the date such violation is  
336 corrected, except that in any case, the penalty shall not exceed one  
337 hundred dollars per day and the total penalty shall not exceed seven  
338 thousand five hundred dollars. The penalty may be collected by the  
339 enforcing agency by action against the owner or other responsible  
340 person or by an action against the real property. An action against the  
341 owner may be joined with an action against the real property.

342 (d) In addition to the penalties specified in this section, the  
343 enforcing agency may enforce the provisions of this chapter or a local  
344 housing code by injunctive relief pursuant to chapter 916.

345 (e) (1) Any penalty imposed by an enforcing agency pursuant to the  
346 provisions of subsection (c) of this section, and remaining unpaid for a  
347 period of sixty days after its due date, shall constitute a lien upon the

348 real property against which the penalty was imposed, provided a  
349 notice of violation is recorded in the land records and indexed in the  
350 name of the property owner no later than thirty days after the penalty  
351 was imposed.

352 (2) Each such notice of violation shall be effective from the time of  
353 the recording on the land records. Each lien shall take precedence over  
354 all transfers and encumbrances recorded after such time.

355 (3) Any municipal lien pursuant to the provisions of this section  
356 may be foreclosed in the same manner as a mortgage.

357 (4) Any municipal lien pursuant to this section may be discharged  
358 or dissolved in the manner provided in sections 49-35a to 49-37,  
359 inclusive.

360 (f) Any enforcing agency imposing a penalty pursuant to subsection  
361 (c) of this section shall maintain a current record of all properties with  
362 respect to which such penalty remains unpaid in the office of such  
363 agency. Such record shall be available for inspection by the public.

364 (g) Each enforcing agency empowered to enforce any provision of  
365 this chapter or any provision of a local housing code shall create and  
366 make available housing code violation complaint forms, written in  
367 both English and Spanish, for use by any occupant of a dwelling unit  
368 seeking to file a complaint against the owner of such unit, or other  
369 responsible party, concerning such violations.

370 Sec. 9. (NEW) (Effective October 1, 2023) (a) As used in this section:

371 (1) "Commissioner" means the Commissioner of Housing.

372 (2) "Eligible workforce housing opportunity development project"  
373 or "project" means a project for the construction or substantial  
374 rehabilitation of rental housing (A) located within an opportunity zone  
375 in this state, (B) designated under subsection (e) of this section for  
376 certain professions that work within the municipality in which the

377 project is located and for low and moderate income families and  
378 individuals, and (C) that may incorporate renewable energy  
379 technology and be transit-oriented.

380 (3) "Substantial rehabilitation" means either (A) the costs of any  
381 repair, replacement or improvement to a building that exceeds twenty-  
382 five per cent of the value of such building after the completion of all  
383 such repairs, replacements or improvements, or (B) the replacement of  
384 two or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall  
385 or floor structures, (iv) foundations, (v) plumbing systems, (vi) heating  
386 and air conditioning systems, or (vii) electrical systems.

387 (4) "Opportunity zone" means an area designated as a qualified  
388 opportunity zone pursuant to the Tax Cuts and Jobs Act of 2017, P.L.  
389 115-97, as amended from time to time.

390 (5) "Eligible developer" or "developer" means (A) a nonprofit  
391 corporation; (B) any business corporation incorporated pursuant to  
392 chapter 601 of the general statutes, (i) that has as one of its purposes  
393 the construction, rehabilitation, ownership or operation of housing,  
394 and (ii) either certified under this section or that has articles of  
395 incorporation approved by the commissioner in accordance with  
396 regulations adopted pursuant to section 8-79a or 8-84 of the general  
397 statutes; (C) any partnership, limited partnership, limited liability  
398 partnership, joint venture, trust, limited liability company or  
399 association, (i) that has as one of its purposes the construction,  
400 rehabilitation, ownership or operation of housing, and (ii) either  
401 certified under this section or that has basic documents of organization  
402 approved by the commissioner in accordance with regulations adopted  
403 pursuant to section 8-79a or 8-84 of the general statutes; (D) a housing  
404 authority; or (E) a municipal developer.

405 (6) "Authority" or "housing authority" means any of the public  
406 corporations created by section 8-40 of the general statutes, and the  
407 Connecticut Housing Authority when exercising the rights, powers,  
408 duties or privileges of, or subject to the immunities or limitations of,

409 housing authorities pursuant to section 8-121 of the general statutes.

410 (7) "Nonprofit corporation" means a nonprofit corporation  
411 incorporated pursuant to chapter 602 of the general statutes or any  
412 predecessor statutes thereto, that has as one of its purposes the  
413 construction, rehabilitation, ownership or operation of housing and  
414 that has articles of incorporation approved by the Commissioner of  
415 Housing in accordance with regulations adopted pursuant to section 8-  
416 79a or 8-84 of the general statutes or that is certified under this section.

417 (8) "Municipal developer" means a municipality that has not  
418 declared by resolution a need for a housing authority pursuant to  
419 section 8-40 of the general statutes, acting by and through its  
420 legislative body. "Municipal developer" means the board of selectmen  
421 if such board is authorized to act as the municipal developer by the  
422 town meeting or representative town meeting.

423 (9) "Low and moderate income families and individuals" means  
424 families or individuals who lack the amount of income necessary, as  
425 determined by the Commissioner of Housing, to enable such families  
426 or individuals to rent mixed-income housing without financial  
427 assistance.

428 (10) "Market rate" means the rental income that such property  
429 would most probably command on the open market as indicated by  
430 current rentals in the opportunity zone being paid for comparable  
431 space.

432 (b) There is established a workforce housing opportunity  
433 development program to be administered by the Department of  
434 Housing under which individuals or entities who make cash  
435 contributions to an eligible developer for an eligible workforce housing  
436 opportunity development project located in a federally designated  
437 opportunity zone may be allowed a credit against the tax due under  
438 chapter 208 or 229 of the general statutes in an amount equal to the  
439 amount specified by the commissioner under this section. Any

440 developer of a workforce housing opportunity development project  
441 shall be allowed an exemption from any fees under section 29-263 of  
442 the general statutes, as amended by this act, and any eligible workforce  
443 housing opportunity development project shall be assessed using the  
444 capitalization of net income method under subsection (b) of section 12-  
445 63b of the general statutes, as amended by this act.

446 (c) The Commissioner of Housing shall determine eligibility criteria  
447 for such program and establish an application process for the program.  
448 The Department of Housing shall commence accepting applications for  
449 such program not later than January 1, 2024. A developer may apply to  
450 the Department of Housing for certification as a developer qualified to  
451 receive cash investments eligible for a tax credit pursuant to this  
452 section in a manner and form prescribed by the commissioner. To the  
453 extent feasible, any eligible workforce housing opportunity  
454 development project shall incorporate renewable energy or other  
455 technology in order to lower utility costs for the tenants and be transit-  
456 oriented. Any eligible workforce housing opportunity development  
457 project once constructed or substantially rehabilitated shall be rented  
458 as follows: (1) Fifty per cent of the units shall be rented at the market  
459 rate, (2) forty per cent of the units shall be rented to the workforce  
460 population designated under subsection (e) of this section, where such  
461 project is located at a rent not exceeding twenty per cent of the  
462 prevailing rent of the opportunity zone where such development is  
463 located, and (3) ten per cent of the units shall be rented to families or  
464 individuals of low and moderate income receiving rental assistance  
465 under chapter 128 or 319uu of the general statutes or 42 USC 1437f, as  
466 amended from time to time. The program shall provide for a method  
467 of selecting persons satisfying such income criteria to rent such units of  
468 housing from among a pool of applicants, which method shall not  
469 discriminate on the basis of race, creed, color, national origin, ancestry,  
470 sex, gender identity or expression, age or physical or intellectual  
471 disability.

472 (d) A workforce housing opportunity development project shall be

473 scheduled for completion not more than three years after the date of  
474 approval by the Department of Housing. Each developer of a  
475 workforce housing opportunity development project shall submit to  
476 the commissioner quarterly progress reports and a final report upon  
477 completion, in a manner and form prescribed by the commissioner. If a  
478 workforce housing opportunity development project fails to be  
479 completed on or before three years from the date of approval of such  
480 project, or at any time the commissioner determines that a project is  
481 unlikely to be completed, the commissioner may request the Attorney  
482 General to reclaim any remaining funds contributed to the project by  
483 individuals or entities under subsection (b) of this section and, upon  
484 receipt of any such remaining funds, the commissioner shall reallocate  
485 such funds to another eligible project.

486 (e) The developer shall obtain the approval of the zoning  
487 commission, as defined in section 8-13m of the general statutes, of the  
488 municipality and of any other applicable municipal agency for the  
489 proposed workforce housing opportunity development project. After  
490 all such approvals are granted, the municipality may, not later than  
491 thirty days after such approval, by vote of its legislative body or, in a  
492 municipality where the legislative body is a town meeting, by vote of  
493 the board of selectmen, designate the workforce population that forty  
494 per cent of the project shall be dedicated to. Such designation may  
495 include volunteer firefighters, teachers, police officers, emergency  
496 medical personnel or other professions of persons working in the  
497 municipality. If the municipality does not vote within such time  
498 period, the developer shall designate the workforce population.

499 (f) For taxable income years commencing on or after January 1, 2025,  
500 the Commissioner of Revenue Services shall grant a credit against the  
501 tax imposed under chapter 208 or 229 of the general statutes, other  
502 than the liability imposed by section 12-707 of the general statutes, in  
503 an amount equal to the amount specified by the Commissioner of  
504 Housing in a tax credit voucher issued by the Commissioner of  
505 Housing pursuant to subsection (g) of this section.



506 (g) (1) The Commissioner of Housing shall administer a system of  
507 tax credit vouchers within the resources, requirements and purposes of  
508 this section, for individuals and entities making cash contributions to  
509 an eligible developer for an eligible workforce housing opportunity  
510 development project. Such voucher may be used as a credit against the  
511 tax to which such individual or entity is subject under chapter 208 or  
512 229 of the general statutes, other than the liability imposed by section  
513 12-707 of the general statutes.

514 (2) In no event shall the total amount of all tax credits allowed to all  
515 individuals or entities pursuant to the provisions of this section exceed  
516 five million dollars in any one fiscal year.

517 (3) No tax credit shall be granted to any individual or entity for any  
518 individual amount contributed of less than two hundred fifty dollars.

519 (4) Any tax credit not used in the taxable income year during which  
520 the cash contribution was made may be carried forward or backward  
521 for the five immediately succeeding or preceding taxable or income  
522 years until the full credit has been allowed.

523 (5) If an entity claiming a credit under this section is an S  
524 corporation or an entity treated as a partnership for federal income tax  
525 purposes, the credit may be claimed by the entity's shareholders or  
526 partners. If the entity is a single member limited liability company that  
527 is disregarded as an entity separate from its owner, the credit may be  
528 claimed by such limited liability company's owner, provided such  
529 owner is subject to the tax imposed under chapter 208 or 229 of the  
530 general statutes.

531 (h) The Commissioner of Housing shall adopt regulations, in  
532 accordance with the provisions of chapter 54 of the general statutes, to  
533 implement the provisions of this section, including, but not limited to,  
534 the conditions for certification of a developer applying for assistance  
535 under this section.

536 Sec. 10. Section 12-63b of the general statutes is repealed and the

537 following is substituted in lieu thereof (*Effective October 1, 2023, and*  
538 *applicable to assessment years commencing on or after October 1, 2023*):

539 (a) The assessor or board of assessors in any town, at any time,  
540 when determining the present true and actual value of real property as  
541 provided in section 12-63, which property is used primarily for the  
542 purpose of producing rental income, exclusive of such property used  
543 solely for residential purposes, containing not more than six dwelling  
544 units and in which the owner resides, shall determine such value on  
545 the basis of an appraisal which shall include to the extent applicable  
546 with respect to such property, consideration of each of the following  
547 methods of appraisal: (1) Replacement cost less depreciation, plus the  
548 market value of the land, (2) capitalization of net income based on  
549 market rent for similar property, and (3) a sales comparison approach  
550 based on current bona fide sales of comparable property. The  
551 provisions of this section shall not be applicable with respect to any  
552 housing assisted by the federal or state government except any such  
553 housing for which the federal assistance directly related to rent for  
554 each unit in such housing is no less than the difference between the fair  
555 market rent for each such unit in the applicable area and the amount of  
556 rent payable by the tenant in each such unit, as determined under the  
557 federal program providing for such assistance.

558 (b) In the case of an eligible workforce housing opportunity  
559 development project, as defined in section 9 of this act, the assessor  
560 shall use the capitalization of net income method based on the actual  
561 rent received for the property.

562 [(b)] (c) For purposes of subdivision (2) of subsection (a) of this  
563 section and, generally, in its use as a factor in any appraisal with  
564 respect to real property used primarily for the purpose of producing  
565 rental income, the term "market rent" means the rental income that  
566 such property would most probably command on the open market as  
567 indicated by present rentals being paid for comparable space. In  
568 determining market rent the assessor shall consider the actual rental  
569 income applicable with respect to such real property under the terms

570 of an existing contract of lease at the time of such determination.

571 Sec. 11. Section 8-395 of the general statutes is repealed and the  
572 following is substituted in lieu thereof (*Effective October 1, 2023*):

573 (a) As used in this section, (1) "business firm" means any business  
574 entity authorized to do business in the state and subject to the  
575 corporation business tax imposed under chapter 208, or any company  
576 subject to a tax imposed under chapter 207, or any air carrier subject to  
577 the air carriers tax imposed under chapter 209, or any railroad  
578 company subject to the railroad companies tax imposed under chapter  
579 210, or any regulated telecommunications service, express, cable or  
580 community antenna television company subject to the regulated  
581 telecommunications service, express, cable and community antenna  
582 television companies tax imposed under chapter 211, or any utility  
583 company subject to the utility companies tax imposed under chapter  
584 212, [and] (2) "nonprofit corporation" means a nonprofit corporation  
585 incorporated pursuant to chapter 602 or any predecessor statutes  
586 thereto, having as one of its purposes the construction, rehabilitation,  
587 ownership or operation of housing and having articles of incorporation  
588 approved by the executive director of the Connecticut Housing  
589 Finance Authority in accordance with regulations adopted pursuant to  
590 section 8-79a or 8-84, (3) "workforce housing development project" or  
591 "project" means the construction or substantial rehabilitation of  
592 dwelling units for rental housing where (A) ten per cent of the units  
593 are affordable housing, (B) forty per cent of the units are rented to the  
594 workforce population designated by the developer, in consultation  
595 with the municipality where such project is located, at a rent not  
596 exceeding twenty per cent of the prevailing rent of the area where such  
597 development is located, and (C) fifty per cent of the units are rented at  
598 a market rate and includes, but is not limited to, an eligible workforce  
599 housing opportunity development project, as defined in section 9 of  
600 this act, (4) "affordable housing" means rental housing for which  
601 persons and families pay thirty per cent or less of their annual income,  
602 where such income is less than or equal to the area median income for

603 the municipality in which such housing is located, as determined by  
604 the United States Department of Housing and Urban Development, (5)  
605 "substantial rehabilitation" means either (A) the costs of any repair,  
606 replacement or improvement to a building that exceeds twenty-five  
607 per cent of the value of such building after the completion of all such  
608 repairs, replacements or improvements, or (B) the replacement of two  
609 or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall or  
610 floor structures, (iv) foundations, (v) plumbing systems, (vi) heating  
611 and air conditioning systems, or (vii) electrical systems, and (6)  
612 "market rate" means the rental income that such unit would most  
613 probably command on the open market as indicated by present rentals  
614 being paid for comparable space in the area where the unit is located.

615 (b) The Commissioner of Revenue Services shall grant a credit  
616 against [any] the tax [due] imposed under [the provisions of] chapter  
617 207, 208, 209, 210, 211 or 212 in an amount equal to the amount  
618 specified by the Connecticut Housing Finance Authority in any tax  
619 credit voucher issued by said authority pursuant to subsection (c) of  
620 this section.

621 (c) The Connecticut Housing Finance Authority shall administer a  
622 system of tax credit vouchers within the resources, requirements and  
623 purposes of this section, for business firms making cash contributions  
624 to housing programs developed, sponsored or managed by a nonprofit  
625 corporation, as defined in subsection (a) of this section, which benefit  
626 low and moderate income persons or families which have been  
627 approved prior to the date of any such cash contribution by the  
628 authority, including, but not limited to, contributions for a workforce  
629 housing development project. Such vouchers may be used as a credit  
630 against any of the taxes to which such business firm is subject and  
631 which are enumerated in subsection (b) of this section. For taxable or  
632 income years commencing on or after January 1, 1998, to be eligible for  
633 approval a housing program shall be scheduled for completion not  
634 more than three years from the date of approval. For taxable or income  
635 years commencing on or after January 1, 2024, to be eligible for

636 approval, a workforce housing development project shall be scheduled  
637 for completion not more than three years from the date of approval.  
638 Each program or developer of a workforce housing development  
639 project shall submit to the authority quarterly progress reports and a  
640 final report upon completion, in a manner and form prescribed by the  
641 authority. If a program or workforce housing development project fails  
642 to be completed [after] on or before three years from the date of  
643 approval of the project, or at any time the authority determines that a  
644 program or project is unlikely to be completed, the authority may  
645 reclaim any remaining funds contributed by business firms and  
646 reallocate such funds to another eligible program or project.

647 (d) No business firm shall receive a credit pursuant to both this  
648 section and chapter 228a in relation to the same cash contribution.

649 (e) Nothing in this section shall be construed to prevent two or more  
650 business firms from participating jointly in one or more programs or  
651 projects under the provisions of this section. Such joint programs or  
652 projects shall be submitted, and acted upon, as a single program or  
653 project by the business firms involved.

654 (f) No tax credit shall be granted to any business firm for any  
655 individual amount contributed of less than two hundred fifty dollars.

656 (g) Any tax credit not used in the [period] taxable income year  
657 during which the cash contribution was made may be carried forward  
658 or backward for the five immediately succeeding or preceding taxable  
659 or income years until the full credit has been allowed.

660 (h) In no event shall the total amount of all tax credits allowed to all  
661 business firms pursuant to the provisions of this section exceed ten  
662 million dollars in any one fiscal year, provided, each year until the date  
663 sixty days after the date the Connecticut Housing Finance Authority  
664 publishes the list of housing programs or workforce housing  
665 development projects that will receive tax credit reservations, two  
666 million dollars of the total amount of all tax credits under this section

667 shall be set aside for permanent supportive housing initiatives  
668 established pursuant to section 17a-485c, and one million dollars of the  
669 total amount of all tax credits under this section shall be set aside for  
670 workforce housing, as defined by the Connecticut Housing Finance  
671 Authority through written procedures adopted pursuant to subsection  
672 (k) of this section. Each year, on or after the date sixty days after the  
673 date the Connecticut Housing Finance Authority publishes the list of  
674 housing programs or projects that will receive tax credit reservations,  
675 any unused portion of such tax credits shall become available for any  
676 housing program or project eligible for tax credits pursuant to this  
677 section.

678 (i) No organization conducting a housing program or [programs]  
679 project eligible for funding with respect to which tax credits may be  
680 allowed under this section shall be allowed to receive an aggregate  
681 amount of such funding for any such program or [programs] project in  
682 excess of five hundred thousand dollars for any fiscal year.

683 (j) Nothing in this section shall be construed to prevent a business  
684 firm from making any cash contribution to a housing program or  
685 project to which tax credits may be applied which cash contribution  
686 may result in the business firm having a limited equity interest in the  
687 program or project.

688 (k) The Connecticut Housing Finance Authority, with the approval  
689 of the Commissioner of Revenue Services, shall adopt written  
690 procedures in accordance with section 1-121 to implement the  
691 provisions of this section. Such procedures shall include provisions for  
692 issuing tax credit vouchers for cash contributions to housing programs  
693 or projects based on a system of ranking housing programs. In  
694 establishing such ranking system, the authority shall consider the  
695 following: (1) The readiness of the project to be built; (2) use of the  
696 funds to build or rehabilitate a specific housing project or to capitalize  
697 a revolving loan fund providing low-cost loans for housing  
698 construction, repair or rehabilitation to benefit persons of very low,  
699 low and moderate income; (3) the extent the project will benefit

700 families at or below twenty-five per cent of the area median income  
701 and families with incomes between twenty-five per cent and fifty per  
702 cent of the area median income, as defined by the United States  
703 Department of Housing and Urban Development; (4) evidence of the  
704 general administrative capability of the nonprofit corporation to build  
705 or rehabilitate housing; (5) evidence that any funds received by the  
706 nonprofit corporation for which a voucher was issued were used to  
707 accomplish the goals set forth in the application; and (6) with respect  
708 to any income year commencing on or after January 1, 1998: (A) Use of  
709 the funds to provide housing opportunities in urban areas and the  
710 impact of such funds on neighborhood revitalization; and (B) the  
711 extent to which tax credit funds are leveraged by other funds.

712 (l) Vouchers issued or reserved by the Department of Housing  
713 under the provisions of this section prior to July 1, 1995, shall be valid  
714 on and after July 1, 1995, to the same extent as they would be valid  
715 under the provisions of this section in effect on June 30, 1995.

716 (m) The credit which is sought by the business firm shall first be  
717 claimed on the tax return for such business firm's taxable income or  
718 year during which the cash contribution to which the tax credit  
719 voucher relates was paid.

720 Sec. 12. Section 29-263 of the general statutes is repealed and the  
721 following is substituted in lieu thereof (*Effective October 1, 2023*):

722 (a) Except as provided in subsection (h) of section 29-252a and the  
723 State Building Code adopted pursuant to subsection (a) of section 29-  
724 252, after October 1, 1970, no building or structure shall be constructed  
725 or altered until an application has been filed with the building official  
726 and a permit issued. Such application shall be filed in person, by mail  
727 or electronic mail, in a manner prescribed by the building official. Such  
728 permit shall be issued or refused, in whole or in part, within thirty  
729 days after the date of an application. No permit shall be issued except  
730 upon application of the owner of the premises affected or the owner's  
731 authorized agent. No permit shall be issued to a contractor who is

732 required to be registered pursuant to chapter 400, for work to be  
733 performed by such contractor, unless the name, business address and  
734 Department of Consumer Protection registration number of such  
735 contractor is clearly marked on the application for the permit, and the  
736 contractor has presented such contractor's certificate of registration as  
737 a home improvement contractor. Prior to the issuance of a permit and  
738 within said thirty-day period, the building official shall review the  
739 plans of buildings or structures to be constructed or altered, including,  
740 but not limited to, plans prepared by an architect licensed pursuant to  
741 chapter 390, a professional engineer licensed pursuant to chapter 391  
742 or an interior designer registered pursuant to chapter 396a acting  
743 within the scope of such license or registration, to determine their  
744 compliance with the requirements of the State Building Code and,  
745 where applicable, the local fire marshal shall review such plans to  
746 determine their compliance with the Fire Safety Code. Such plans  
747 submitted for review shall be in substantial compliance with the  
748 provisions of the State Building Code and, where applicable, with the  
749 provisions of the Fire Safety Code.

750 (b) On and after July 1, 1999, the building official shall assess an  
751 education fee on each building permit application. During the fiscal  
752 year commencing July 1, 1999, the amount of such fee shall be sixteen  
753 cents per one thousand dollars of construction value as declared on the  
754 building permit application and the building official shall remit such  
755 fees quarterly to the Department of Administrative Services, for  
756 deposit in the General Fund. Upon deposit in the General Fund, the  
757 amount of such fees shall be credited to the appropriation to the  
758 Department of Administrative Services and shall be used for the code  
759 training and educational programs established pursuant to section 29-  
760 251c and the educational programs required in subsections (a) and (b)  
761 of section 29-262. On and after July 1, 2000, the assessment shall be  
762 made in accordance with regulations adopted pursuant to subsection  
763 (d) of section 29-251c. All fees collected pursuant to this subsection  
764 shall be maintained in a separate account by the local building  
765 department. During the fiscal year commencing July 1, 1999, the local



766 building department may retain two per cent of such fees for  
767 administrative costs incurred in collecting such fees and maintaining  
768 such account. On and after July 1, 2000, the portion of such fees which  
769 may be retained by a local building department shall be determined in  
770 accordance with regulations adopted pursuant to subsection (d) of  
771 section 29-251c. No building official shall assess such education fee on  
772 a building permit application to repair or replace a concrete  
773 foundation that has deteriorated due to the presence of pyrrhotite.

774 (c) Any municipality may, by ordinance adopted by its legislative  
775 body, exempt Class I renewable energy source projects from payment  
776 of building permit fees imposed by the municipality.

777 (d) Notwithstanding any municipal charter, home rule ordinance or  
778 special act, no municipality shall collect an application fee on a  
779 building permit application to repair or replace a concrete foundation  
780 that has deteriorated due to the presence of pyrrhotite.

781 (e) Notwithstanding any municipal charter, home rule ordinance or  
782 special act, no municipality shall collect any fee for a building permit  
783 application for the construction or substantial rehabilitation of (1) an  
784 eligible workforce housing opportunity development project, as  
785 defined in section 9 of this act, or (2) a workforce housing development  
786 project, as defined in section 8-395, as amended by this act.

787 Sec. 13. (NEW) (*Effective October 1, 2023, and applicable to assessment*  
788 *years commencing on or after October 1, 2023*) The legislative body of any  
789 municipality or, in a municipality where the legislative body is a town  
790 meeting, the board of selectmen may, by ordinance, exempt from real  
791 property tax any workforce housing development project, as defined  
792 in section 8-395 of the general statutes, as amended by this act, to the  
793 extent of seventy per cent of its valuation for purposes of assessment in  
794 each of the seven full assessment years following the assessment year  
795 in which the construction or substantial rehabilitation, as defined in  
796 section 8-395 of the general statutes, as amended by this act, is  
797 completed.

798       Sec. 14. (NEW) (*Effective October 1, 2023*) (a) Beginning with the fiscal  
799 year commencing July 1, 2025, the Secretary of the Office of Policy and  
800 Management shall pay a state grant in lieu of taxes to any municipality  
801 that has opted to partially exempt from real property tax a workforce  
802 housing development project under section 13 of this act and  
803 submitted an application for such grant. A municipality shall apply for  
804 such grant annually on a form and in a manner prescribed by the  
805 secretary. On or before January first, annually, the Secretary of the  
806 Office of Policy and Management shall determine the amount due to  
807 such municipality, in accordance with this section.

808       (b) Any grant payable to any municipality that applies for a grant  
809 under the provisions of this section shall be equal to seventy per cent  
810 of the property taxes that, except for any exemption applicable to any  
811 such housing authority property under the provisions of chapter 128 of  
812 the general statutes, would have been paid with respect to such  
813 exempt real property on the assessment list in such municipality for  
814 the assessment date two years prior to the commencement of the state  
815 fiscal year in which such grant is payable, for a maximum of seven  
816 assessment years. The amount of the grant payable to each  
817 municipality in any year in accordance with this section shall be  
818 reduced proportionately in the event that the total of such grants in  
819 such year exceeds the amount appropriated for the purposes of this  
820 section with respect to such year.

821       Sec. 15. (NEW) (*Effective October 1, 2023*) The Connecticut Housing  
822 Finance Authority shall develop and administer a program of  
823 mortgage assistance for (1) developers for the construction or  
824 substantial rehabilitation of eligible workforce housing opportunity  
825 development projects, as defined in section 9 of this act, and (2)  
826 developers for the construction or substantial rehabilitation of  
827 workforce housing development projects, as defined in section 8-395 of  
828 the general statutes, as amended by this act. In making mortgage  
829 assistance available under the program, the authority shall utilize any  
830 appropriate housing subsidies.

831 Sec. 16. (*Effective from passage*) The Department of Housing shall,  
832 within available appropriations, conduct a study on methods to (1)  
833 increase housing options for apprentices and other newly hired  
834 employees, and (2) enable such apprentices and other newly hired  
835 employees to reside in the municipalities in which they work. Not later  
836 than January 1, 2024, the Commissioner of Housing shall submit a  
837 report, in accordance with the provisions of section 11-4a of the general  
838 statutes, to the joint standing committee of the General Assembly  
839 having cognizance of matters relating to housing. Such report shall  
840 include recommendations on methods to increase such housing  
841 options and any legislation necessary to implement such  
842 recommendations.

843 Sec. 17. (NEW) (*Effective October 1, 2023*) (a) As used in this section:

844 (1) "Affordable housing deed restrictions" means deed restrictions  
845 filed on the land records of the municipality, containing covenants or  
846 restrictions that require the dwelling units in a multifamily building to  
847 be sold or rented only to low-income residents;

848 (2) "Environmental justice community" has the same meaning as  
849 provided in section 22a-20a of the general statutes;

850 (3) "Family violence" has the same meaning as provided in section  
851 46b-38a of the general statutes; and

852 (4) "Low-income resident" means, after adjustments for family size,  
853 individuals or families whose income is not greater than eighty per  
854 cent of (A) the state median income, or (B) the area median income,  
855 whichever is less, for the area in which the resident resides, as  
856 determined by the United States Department of Housing and Urban  
857 Development.

858 (b) The Commissioner of Energy and Environmental Protection, in  
859 coordination with the Commissioner of Housing, shall establish a pilot  
860 program to provide grants for retrofitting projects for multifamily  
861 residences built before 1980 and located in environmental justice

862 communities that (1) improve the energy efficiency of such residences,  
863 including, but not limited to, the installation of heat pumps, solar  
864 power generating systems, improved roofing, storm doors and  
865 windows and improved insulation, or (2) remediate health and safety  
866 concerns, such as mold, vermiculite, asbestos, lead and radon.

867 (c) On and after January 1, 2024, the Commissioner of Energy and  
868 Environmental Protection shall accept applications, in a form to be  
869 specified by the commissioner, from any owner of a residential  
870 dwelling unit for a grant under the program. Any such grant may be  
871 awarded to an owner of a residential dwelling unit that is (1) subject to  
872 binding affordable housing deed restrictions, (2) not owner-occupied,  
873 and (3) occupied by a tenant, or if vacant, to be occupied by a tenant  
874 not more than one hundred eighty days after the award of such grant.  
875 If such dwelling unit is not occupied within one hundred eighty days  
876 of the award of the grant, the owner shall return any funds received by  
877 the owner under such grant to the commissioner.

878 (d) The Commissioner of Energy and Environmental Protection  
879 shall prioritize the awarding of grants for projects that benefit any  
880 resident or prospective resident who is (1) a low-income resident, (2) a  
881 veteran, (3) a victim of family violence, or (4) experiencing  
882 homelessness or who has experienced homelessness.

883 (e) The commissioner shall exclude from the program any owner of  
884 a residential dwelling unit determined by the commissioner to be in  
885 violation of chapter 830 of the general statutes.

886 (f) The commissioner shall seek to expend the funds appropriated to  
887 the Department of Energy and Environmental Protection for the pilot  
888 program equally on an annual basis for the term of the pilot program.

889 (g) On or before October 1, 2027, the commissioner shall file a  
890 report, in accordance with the provisions of section 11-4a of the general  
891 statutes, with the joint standing committee of the General Assembly  
892 having cognizance of matters relating to housing (1) analyzing the

893 success of the pilot program, and (2) recommending whether a  
894 permanent program should be established in the state and, if so, any  
895 proposed legislation for such program.

896 (h) The pilot program established pursuant to this section shall  
897 terminate on September 30, 2028.

898 Sec. 18. (*Effective from passage*) The Commissioner of Housing shall,  
899 within available appropriations, establish a pilot program to provide  
900 temporary housing for (1) persons experiencing homelessness, or (2)  
901 veterans who need respite care. Such program shall be implemented in  
902 not fewer than three municipalities, each with a population of not less  
903 than seventy-five thousand, and shall provide not fewer than twenty  
904 housing units for eligible persons who need respite care because they  
905 are recovering from injury or illness. The commissioner shall establish  
906 eligibility criteria for persons eligible to participate in the pilot  
907 program. The commissioner may contract with one or more nonprofit  
908 organizations to administer the program. Not later than January 1,  
909 2025, the commissioner shall submit a report on the pilot program, in  
910 accordance with the provisions of section 11-4a of the general statutes,  
911 to the joint standing committee of the General Assembly having  
912 cognizance of matters relating to housing. The pilot program shall  
913 terminate on January 1, 2025.

914 Sec. 19. (*Effective from passage*) (a) There is established a task force to  
915 study the potential growth of affordable housing in the state through  
916 the conversion of underutilized commercial and retail properties,  
917 including, but not limited to, shopping malls, hotels and warehouses,  
918 into such housing.

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

920 (1) Two appointed by the speaker of the House of Representatives,  
921 one of whom represents an affordable housing advocacy organization;

922 (2) Two appointed by the president pro tempore of the Senate, one  
923 of whom represents a community development corporation;

924 (3) One appointed by the majority leader of the House of  
925 Representatives;

926 (4) One appointed by the majority leader of the Senate;

927 (5) One appointed by the minority leader of the House of  
928 Representatives, who represents retail or commercial property owners;

929 (6) One appointed by the minority leader of the Senate, who  
930 represents a local chamber of commerce;

931 (7) The Commissioner of Housing, or the commissioner's designee;  
932 and

933 (8) The Commissioner of Economic and Community Development,  
934 or the commissioner's designee.

935 (c) Any member of the task force appointed under subdivision (1),  
936 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member  
937 of the General Assembly.

938 (d) All initial appointments to the task force shall be made not later  
939 than thirty days after the effective date of this section. Any vacancy  
940 shall be filled by the appointing authority.

941 (e) The speaker of the House of Representatives and the president  
942 pro tempore of the Senate shall select the chairpersons of the task force  
943 from among the members of the task force. Such chairpersons shall  
944 schedule the first meeting of the task force, which shall be held not  
945 later than sixty days after the effective date of this section.

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

949 (g) Not later than January 1, 2024, the task force shall submit a  
950 report on its findings and recommendations to the joint standing  
951 committee of the General Assembly having cognizance of matters

952 relating to housing, in accordance with the provisions of section 11-4a  
 953 of the general statutes. The task force shall terminate on the date that it  
 954 submits such report or January 1, 2024, whichever is later.

955       Sec. 20. (*Effective July 1, 2023*) The sum of six hundred million dollars  
 956 is appropriated to the Department of Energy and Environmental  
 957 Protection from the General Fund, for the fiscal year ending June 30,  
 958 2024, for providing grants for retrofitting projects for multifamily  
 959 residences pursuant to the pilot program established under section 17  
 960 of this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	47a-23
Sec. 2	<i>October 1, 2023</i>	47a-42
Sec. 3	<i>October 1, 2023</i>	New section
Sec. 4	<i>October 1, 2023</i>	47a-4(a)
Sec. 5	<i>October 1, 2023</i>	47a-15a
Sec. 6	<i>October 1, 2023</i>	47a-6a(a) and (b)
Sec. 7	<i>October 1, 2023</i>	New section
Sec. 8	<i>October 1, 2023</i>	47a-58
Sec. 9	<i>October 1, 2023</i>	New section
Sec. 10	<i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i>	12-63b
Sec. 11	<i>October 1, 2023</i>	8-395
Sec. 12	<i>October 1, 2023</i>	29-263
Sec. 13	<i>October 1, 2023, and applicable to assessment years commencing on or after October 1, 2023</i>	New section
Sec. 14	<i>October 1, 2023</i>	New section
Sec. 15	<i>October 1, 2023</i>	New section
Sec. 16	<i>from passage</i>	New section
Sec. 17	<i>October 1, 2023</i>	New section
Sec. 18	<i>from passage</i>	New section
Sec. 19	<i>from passage</i>	New section

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Sec. 20	July 1, 2023	New section
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**Statement of Legislative Commissioners:**

In Section 1(a) an exception was added and in Section 1(f) the notwithstanding phrase was deleted for consistency with standard drafting conventions; in Section 5(a), a definition of "grace period" was added for clarity; in Section 6(a)(3), "or "agent"" was added for clarity; in Section 9(a)(9), "them" was changed to "such families or individuals" for clarity; in Section 9(a)(10), "present" was changed to "current" for accuracy; in Section 17(c) "paid" was changed to "returned" and such sentence rephrased for clarity; in Section 17(d), "for projects" was added for clarity; and Section 20 was rewritten for consistency with standard drafting conventions.

**HSG**      *Joint Favorable Subst.*