



General Assembly

February Session, 2020

Raised Bill No. 281

LCO No. 2122



Referred to Committee on COMMERCE

Introduced by:
(CE)

***AN ACT CONCERNING VARIOUS REVISIONS TO THE PROPERTY
TRANSFER LAW.***

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

1 Section 1. Section 22a-134 of the 2020 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective October 1, 2020*):

4 For the purposes of this section and sections 22a-134a to 22a-134d,
5 inclusive, as amended by this act:

6 (1) "Transfer of establishment" means any transaction or proceeding,
7 on or before July 1, 2022, or the date regulations are adopted pursuant
8 to section 10 of this act, whichever is earlier, through which an
9 establishment undergoes a change in ownership, but does not mean:

10 (A) Conveyance or extinguishment of an easement;

11 (B) Conveyance of an establishment through (i) a foreclosure, as
12 defined in subsection (b) of section 22a-452f, (ii) foreclosure of a
13 municipal tax lien, [or] through a tax warrant sale pursuant to section

14 12-157[,] or transfer of title to a municipality by deed in lieu of
15 foreclosure, (iii) an exercise of eminent domain by a municipality or
16 pursuant to section 8-128, 8-169e or 8-193 or by condemnation pursuant
17 to section 32-224 or purchase pursuant to a resolution by the legislative
18 body of a municipality authorizing the acquisition through eminent
19 domain for establishments that also meet the definition of a brownfield,
20 as defined in section 32-760, or (iv) a subsequent transfer by such
21 municipality that has [foreclosed on the property, foreclosed municipal
22 tax liens or that has acquired title to the property through section 12-
23 157, or is within the pilot program established in subsection (c) of section
24 32-9cc of the general statutes, revision of 1958, revised to January 1, 2013,
25 or] acquired the property pursuant to any mechanism described in
26 subparagraphs (B)(i) to (B)(iii), inclusive, of this subdivision or pursuant
27 to the remedial action and redevelopment municipal grant program
28 established in section 32-763, [or has acquired such property through
29 the exercise of eminent domain by a municipality or pursuant to section
30 8-128, 8-169e or 8-193 or by condemnation pursuant to section 32-224 or
31 a resolution adopted in accordance with this subparagraph,] provided
32 [(i) (I) the party acquiring the property from the municipality did not
33 establish, create or contribute to the contamination at the establishment
34 and is not affiliated with any person who established, created or
35 contributed to such contamination or with any person who is or was an
36 owner or certifying party for the establishment, and [(ii) (II) on or
37 before the date the party acquires the property from the municipality,
38 such party or municipality enters and subsequently remains in the
39 voluntary remediation program administered by the commissioner
40 pursuant to section 22a-133x and remains in compliance with schedules
41 and approvals issued by the commissioner. For purposes of this
42 subparagraph, subsequent transfer by a municipality includes any
43 transfer to, from or between a municipality, municipal economic
44 development agency or entity created or operating under chapter 130 or
45 132, a nonprofit economic development corporation formed to promote
46 the common good, general welfare and economic development of a
47 municipality that is funded, either directly or through in-kind services,
48 in part by a municipality, a nonstock corporation or limited liability

49 company controlled or established by a municipality, municipal
50 economic development agency or entity created or operating under
51 chapter 130 or 132, or a Connecticut brownfield land bank;

52 (C) Conveyance of a deed in lieu of foreclosure to a lender, as defined
53 in and that qualifies for the secured lender exemption pursuant to
54 subsection (b) of section 22a-452f;

55 (D) Conveyance of a security interest, as defined in subdivision (7) of
56 subsection (b) of section 22a-452f;

57 (E) Termination of a lease and conveyance, assignment or execution
58 of a lease for a period less than ninety-nine years including conveyance,
59 assignment or execution of a lease with options or similar terms that will
60 extend the period of the leasehold to ninety-nine years, or from the
61 commencement of the leasehold, ninety-nine years, including
62 conveyance, assignment or execution of a lease with options or similar
63 terms that will extend the period of the leasehold to ninety-nine years,
64 or from the commencement of the leasehold;

65 (F) Any change in ownership approved by the Probate Court;

66 (G) Devolution of title to a surviving joint tenant, or to a trustee,
67 executor or administrator under the terms of a testamentary trust or
68 will, or by intestate succession;

69 (H) Corporate reorganization not substantially affecting the
70 ownership of the establishment;

71 (I) The issuance of stock or other securities of an entity which owns
72 or operates an establishment;

73 (J) The transfer of stock, securities or other ownership interests
74 representing [less than forty] fifty per cent or less of the ownership of
75 the entity that owns or operates the establishment;

76 (K) Any conveyance of an interest in an establishment where the
77 transferor is the sibling, spouse, child, parent, grandparent, child of a

78 sibling or sibling of a parent of the transferee;

79 (L) Conveyance of an interest in an establishment to a trustee of an
80 inter vivos trust created by the transferor solely for the benefit of one or
81 more siblings, spouses, children, parents, grandchildren, children of a
82 sibling or siblings of a parent of the transferor;

83 (M) Any conveyance of a portion of a parcel upon which portion no
84 establishment is or has been located and upon which there has not
85 occurred a discharge, spillage, uncontrolled loss, seepage or filtration of
86 hazardous waste, provided either the area of such portion is not greater
87 than fifty per cent of the area of such parcel or written notice of such
88 proposed conveyance and an environmental condition assessment form
89 for such parcel is provided to the commissioner sixty days prior to such
90 conveyance;

91 [(N) Conveyance of a service station, as defined in subdivision (5) of
92 this section;]

93 [(O)] (N) Any conveyance of an establishment which, prior to July 1,
94 1997, had been developed solely for residential use and such use has not
95 changed;

96 [(P)] (O) Any conveyance of an establishment to any entity created or
97 operating under chapter 130 or 132, or to an urban rehabilitation agency,
98 as defined in section 8-292, or to a municipality under section 32-224, or
99 to Connecticut Innovations, Incorporated or any subsidiary of the
100 corporation;

101 [(Q)] (P) Any conveyance of a parcel in connection with the
102 acquisition of properties to effectuate the development of the overall
103 project, as defined in section 32-651;

104 [(R)] (Q) The conversion of a general or limited partnership to a
105 limited liability company;

106 [(S)] (R) The transfer of general partnership property held in the
107 names of all of its general partners to a general partnership which

108 includes as general partners immediately after the transfer all of the
109 same persons as were general partners immediately prior to the transfer;

110 ~~[(T)]~~ [(S)] The transfer of general partnership property held in the
111 names of all of its general partners to a limited liability company which
112 includes as members immediately after the transfer all of the same
113 persons as were general partners immediately prior to the transfer;

114 ~~[(U)]~~ [(T)] Acquisition of an establishment by any governmental or
115 quasi-governmental condemning authority;

116 [(V)] Conveyance of any real property or business operation that
117 would qualify as an establishment solely as a result of (i) the generation
118 of more than one hundred kilograms of universal waste in a calendar
119 month, (ii) the storage, handling or transportation of universal waste
120 generated at a different location, or (iii) activities undertaken at a
121 universal waste transfer facility, provided any such real property or
122 business operation does not otherwise qualify as an establishment; there
123 has been no discharge, spillage, uncontrolled loss, seepage or filtration
124 of a universal waste or a constituent of universal waste that is a
125 hazardous substance at or from such real property or business
126 operation; and universal waste is not also recycled, treated, except for
127 treatment of a universal waste pursuant to 40 CFR 273.13(a)(2) or (c)(2)
128 or 40 CFR 273.33 (a)(2) or (c)(2), or disposed of at such real property or
129 business operation;]

130 ~~[(W)]~~ [(U)] Conveyance of a unit in a residential common interest
131 community; [in accordance with section 22a-134i;]

132 [(X)] Acquisition of an establishment that is in the abandoned
133 brownfield cleanup program established pursuant to section 32-768 and
134 all subsequent transfers of the establishment, provided the
135 establishment is undergoing remediation or is remediated in accordance
136 with subsection (f) of section 32-768;]

137 [(V)] Acquisition and all subsequent transfers of an establishment (i)
138 that is in the abandoned brownfield cleanup program established

139 pursuant to section 32-768 or the brownfield remediation and
140 revitalization program established pursuant to section 32-769, provided
141 such establishment is in compliance with the requirements of such
142 program, as applicable, or (ii) by a Connecticut brownfield land bank,
143 provided such establishment was entered into a remediation or liability
144 relief program under section 22a-133x, 22a-133y, 32-768 or 32-769, and
145 the transferor of such establishment is in compliance with such program
146 at the time of transfer of such establishment or has completed the
147 requirements of such program.

148 [(Y)] (W) Any transfer of title from [a bankruptcy court or] a
149 municipality to a nonprofit organization, as ordered or approved by a
150 bankruptcy court;

151 [(Z) Acquisition of an establishment that is in the brownfield
152 remediation and revitalization program and all subsequent transfers of
153 the establishment, provided the establishment is in compliance with the
154 brownfield investigation plan and remediation schedule, the
155 commissioner has issued a no audit letter or successful audit closure
156 letter in response to a verification or interim verification submitted
157 regarding the remediation of such establishment under the brownfield
158 remediation and revitalization program, or a one-hundred-eighty-day
159 period has expired since a verification or interim verification submitted
160 regarding the remediation of such establishment under the brownfield
161 remediation and revitalization program without an audit decision from
162 the Commissioner of Energy and Environmental Protection;

163 (AA) Conveyance of an establishment in connection with the
164 acquisition of properties to effectuate the development of a project
165 certified and approved pursuant to section 32-9v, provided any such
166 property is investigated and remediated in accordance with section 22a-
167 133y;]

168 [(BB)] (X) Conveyance from the Department of Transportation to the
169 Connecticut Airport Authority of any properties comprising (i) Bradley
170 International Airport and all related improvements and facilities now in

171 existence and as hereafter acquired, added, extended, improved and
172 equipped, including any property or facilities purchased with funds of,
173 or revenues derived from, Bradley International Airport, and any other
174 property or facilities allocated by the state, the Connecticut Airport
175 Authority or otherwise to Bradley International Airport, (ii) the state-
176 owned and operated general aviation airports, including Danielson
177 Airport, Groton/New London Airport, Hartford Brainard Airport,
178 Waterbury-Oxford Airport and Windham Airport and any such other
179 airport as may be owned, operated or managed by the Connecticut
180 Airport Authority and designated as general aviation airports, (iii) any
181 other airport as may be owned, operated or managed by the Connecticut
182 Airport Authority, and (iv) any airport site or any part thereof,
183 including, but not limited to, any restricted landing areas and any air
184 navigation facilities; or

185 [(CC) Conveyance of an establishment to a Connecticut brownfield
186 land bank and all subsequent transfers of such establishment, provided
187 (i) such establishment was entered into a remediation or liability relief
188 program under section 22a-133x, 22a-133y, 32-768, or 32-769, and the
189 conveyor or transferor of such establishment is in compliance with such
190 program at the time of transfer of such establishment, and (ii) none of
191 the activities described in subdivision (3) of this section were conducted
192 at such establishment after the date such establishment was entered into
193 such remediation or liability relief program;]

194 (Y) The change in the name of a limited liability company as an
195 amendment to such company's certificate of organization, pursuant to
196 34-247a.

197 (2) "Commissioner" means the Commissioner of Energy and
198 Environmental Protection or the designated agent of the commissioner;

199 (3) "Establishment" means any real property at which or any business
200 operation from which (A) on or after November 19, 1980, there was
201 generated more than one hundred kilograms of hazardous waste in any
202 one month, (B) hazardous waste generated at a different location was

203 recycled, reclaimed, reused, stored, handled, treated, transported or
204 disposed of, (C) the process of dry cleaning was conducted on or after
205 May 1, 1967, (D) furniture stripping was conducted on or after May 1,
206 1967, or (E) a vehicle body repair facility was located on or after May 1,
207 1967. For the purposes of subparagraph (A) of this subdivision,
208 "hazardous waste" does not include universal waste. If a property is
209 owner occupied or leased to a single tenant, "establishment" means the
210 parcel or parcels on which the business operation operated. If a property
211 is leased to two or more tenants, "establishment" means a business
212 operation's leased premises and any areas utilized by such business
213 operation where hazardous waste is or was recycled, reclaimed, reused,
214 stored, handled, treated, disposed of or transported. If a property is a
215 commercial or industrial unit in a common interest community,
216 "establishment" means the unit, the limited common elements under
217 exclusive use of the unit owner on which the establishment is or was
218 operated and any portion of the common area used by such unit owner
219 where hazardous waste is or was recycled, reclaimed, reused, stored,
220 handled, treated, disposed of or transported. "Establishment" does not
221 include any real property or any business operation from which more
222 than one hundred kilograms of hazardous waste was generated in any
223 one month solely as a result of either:

224 (i) The one-time generation of hazardous waste in any one month, as
225 a result of either the first time such waste was generated or such a one-
226 time generation since the last time a Form I, Form II, Form III or Form
227 IV was required to be submitted; or

228 (ii) One or more of the following:

229 (I) Remediation of polluted soil, groundwater or sediment;

230 (II) The removal or abatement of building materials or removal of
231 materials used for maintaining or operating a building;

232 (III) The removal of unused chemicals or materials as a result of the
233 emptying or clearing out of a building, provided such removal is
234 supported by facts reasonably established at the time of such removal;

235 or

236 (IV) The complete cessation of a business operation, provided the
 237 waste is removed not later than ninety days after such cessation and
 238 such cessation is supported by facts reasonably established at the time
 239 of such cessation; "Establishment" does not include any real property or
 240 business operation that qualifies as an establishment solely as a result of
 241 the generation of more than one hundred kilograms of universal waste
 242 in a calendar month, the storage, handling or transportation of universal
 243 waste generated at a different location, or activities undertaken at a
 244 universal waste transfer facility, provided any such real property or
 245 business operation does not otherwise qualify as an establishment; there
 246 has been no discharge, spillage, uncontrolled loss, seepage or filtration
 247 of a universal waste or a constituent of universal waste that is a
 248 hazardous substance at or from such real property or business
 249 operation; and universal waste is not also recycled, treated, except for
 250 treatment of a universal waste pursuant to 40 CFR 273.13(a)(2) or (c)(2)
 251 or 40 CFR 273.33(a)(2) or (c)(2), or disposed of at such real property or
 252 business operation. When transferring real property or a business that
 253 comprises the entire establishment, such real property or business shall
 254 not be an "establishment" if the conditions set forth in subdivisions (1)
 255 and (2) of subsection (l) of section 22a-134a, as amended by this act,
 256 apply to such real property or business, or the time for the commissioner
 257 to conduct an audit pursuant to subdivision (3) of subsection (g) of
 258 section 22a-134a passed without the commissioner requiring any further
 259 action or the commissioner issued a no audit letter or a successful audit
 260 closure letter pursuant to subdivision (3) of subsection (g) of section 22a-
 261 134a.

262 (4) "Hazardous waste" means any waste which is (A) hazardous
 263 waste identified in accordance with Section 3001 of the federal Resource
 264 Conservation and Recovery Act of 1976, 42 USC 6901 et seq., (B)
 265 hazardous waste identified by regulations adopted by the
 266 Commissioner of Energy and Environmental Protection, or (C)
 267 polychlorinated biphenyls in concentrations greater than fifty parts per
 268 million except that sewage, sewage sludge and lead paint abatement

269 wastes shall not be considered to be hazardous waste for the purposes
270 of this section and sections 22a-134a to 22a-134d, inclusive, as amended
271 by this act;

272 [(5) "Service station" means a retail operation involving the resale of
273 motor vehicle fuel including, but not limited to, gasoline, diesel fuel and
274 kerosene and which operation does not otherwise meet the definition of
275 an establishment;]

276 [(6)] (5) "Certifying party" means, in the case of a Form III or Form IV,
277 a person associated with the transfer of an establishment who signs a
278 Form III or Form IV and who agrees to investigate the parcel in
279 accordance with prevailing standards and guidelines and to remediate
280 pollution caused by any release at the establishment in accordance with
281 the remediation standards and, in the case of a Form I or Form II, a
282 transferor of an establishment who signs the certification on a Form I or
283 II;

284 [(7)] (6) "Party associated with the transfer of an establishment"
285 means (A) the present or past owner or operator of the establishment,
286 (B) the owner of the real property on which the establishment is located,
287 (C) the transferor, transferee, lender, guarantor or indemnitor, (D) the
288 business entity which operates or operated the establishment, or (E) the
289 state;

290 [(8)] (7) "Remediation standards" means regulations adopted by the
291 commissioner pursuant to section 22a-133k;

292 [(9)] (8) "Parcel" means piece, parcel or tract of land which constitutes
293 an establishment, as defined in subdivision (3) of this section, or on
294 which is or was located any business operation which constitutes an
295 establishment;

296 [(10)] (9) "Form I" means a written certification by the transferor of an
297 establishment on a form prescribed and provided by the commissioner
298 that: (A) No discharge, spillage, uncontrolled loss, seepage or filtration
299 of hazardous waste or a hazardous substance has occurred at the

300 establishment which certification is based on an investigation of the
301 parcel in accordance with prevailing standards and guidelines, or (B) no
302 discharge spillage, uncontrolled loss, seepage or filtration of hazardous
303 waste has occurred at the establishment based upon an investigation of
304 the parcel in accordance with the prevailing standards and guidelines
305 and the commissioner has determined, in writing, or a licensed
306 environmental professional has verified, in writing, that any discharge,
307 spillage, uncontrolled loss, seepage or filtration of a hazardous
308 substance has been remediated in accordance with the remediation
309 standards and that since any such written approval or verification,
310 including any approval or verification for a portion of an establishment,
311 no discharge, spillage, uncontrolled loss, seepage or filtration of
312 hazardous waste or hazardous substances has occurred at any portion
313 of the establishment;

314 [(11)] (10) "Form II" means a written certification by the transferor of
315 an establishment on a form prescribed and provided by the
316 commissioner that the parcel has been investigated in accordance with
317 prevailing standards and guidelines and that (A) any pollution caused
318 by a discharge, spillage, uncontrolled loss, seepage or filtration of
319 hazardous waste or a hazardous substance which has occurred from the
320 establishment has been remediated in accordance with the remediation
321 standards and that the remediation has been approved in writing by the
322 commissioner or has been verified pursuant to section 22a-133x or
323 section 22a-134a, as amended by this act, in writing attached to such
324 form by a licensed environmental professional to have been performed
325 in accordance with the remediation standards and that since any such
326 written approval or verification, including any approval or verification
327 for a portion of an establishment, no discharge, spillage, uncontrolled
328 loss, seepage or filtration of hazardous waste or hazardous substances
329 has occurred at any portion of the establishment, (B) the commissioner
330 has determined in writing or a licensed environmental professional has
331 verified pursuant to section 22a-133x or section 22a-134a, as amended
332 by this act, in writing, attached to the form that no remediation is
333 necessary to achieve compliance with the remediation standards, or (C)

334 a Form IV verification was previously submitted to the commissioner
335 and, since the date of the submission of the Form IV, no discharge,
336 spillage, uncontrolled loss, seepage or filtration of hazardous waste or a
337 hazardous substance has occurred at the establishment, which
338 certification is based on an investigation of the parcel in accordance with
339 prevailing standards and guidelines;

340 [(12)] (11) "Form III" means a written certification signed by a
341 certifying party on a form prescribed and provided by the
342 commissioner, which certification states that (A) a discharge, spillage,
343 uncontrolled loss, seepage or filtration of hazardous waste or a
344 hazardous substance has occurred at the establishment or the
345 environmental conditions at the establishment are unknown, and (B)
346 that the person signing the certification agrees to investigate the parcel
347 in accordance with prevailing standards and guidelines and to
348 remediate pollution caused by any release of a hazardous waste or
349 hazardous substance from the establishment in accordance with the
350 remediation standards;

351 [(13)] (12) "Form IV" means a written certification signed by one or
352 more certifying parties on a form prescribed and provided by the
353 commissioner and which is accompanied by a written determination by
354 the commissioner or by a verification by a licensed environmental
355 professional pursuant to section 22a-134a, as amended by this act, or
356 22a-133x, which certification states and is accompanied by
357 documentation demonstrating that the parcel has been investigated in
358 accordance with prevailing standards and guidelines and that (A) there
359 has been a discharge, spillage, uncontrolled loss, seepage or filtration of
360 hazardous waste or a hazardous substance on the establishment, and (B)
361 all actions to remediate any pollution caused by any release at the
362 establishment have been taken in accordance with the remediation
363 standards except postremediation monitoring, natural attenuation
364 monitoring or the recording of an environmental land use restriction,
365 and (C) the person or persons signing the certification agree, in
366 accordance with the representations made in the form, to conduct
367 postremediation monitoring or natural attenuation monitoring in

368 accordance with the remediation standards and if further investigation
369 and remediation are necessary to take further action to investigate the
370 establishment in accordance with prevailing standards and guidelines
371 and to remediate the establishment in accordance with the remediation
372 standards;

373 [(14)] (13) "Person" means person, as defined in section 22a-2;

374 [(15)] (14) "Remediate" means to contain, remove or abate pollution,
375 potential sources of pollution and substances in soil or sediment which
376 pose an unacceptable risk to human health or the environment and
377 includes, but is not limited to, the reduction of pollution by natural
378 attenuation;

379 [(16)] (15) "Licensed environmental professional" means an
380 environmental professional licensed pursuant to section 22a-133v;

381 [(17)] (16) "Environmental condition assessment form" means a form
382 prescribed and provided by the commissioner, prepared under the
383 supervision of a licensed environmental professional, and executed by
384 (A) the certifying party under sections 22a-134 to 22a-134e, inclusive, as
385 amended by this act, or (B) the owner of the property under section 22a-
386 133x which form describes the environmental conditions at the parcel;

387 [(18)] (17) "Pollution" means pollution, as defined in section 22a-423;

388 [(19)] (18) "Verification" means the rendering of a written opinion by
389 a licensed environmental professional on a form prescribed by the
390 commissioner that an investigation of the parcel has been performed in
391 accordance with prevailing standards and guidelines and that the
392 establishment has been remediated in accordance with the remediation
393 standards;

394 [(20)] (19) "Vehicle" means any motorized device for conveying
395 persons or objects except for an aircraft, boat, railroad car or engine, or
396 farm tractor;

397 [(21)] (20) "Business operation" means any business that has, or any

398 series of substantially similar businesses that have, operated
399 continuously or with only brief interruption on the same parcel, either
400 with a single owner or successive owners;

401 [(22)] (21) "Corporate reorganization not substantially affecting the
402 ownership of an establishment" means implementation of a business
403 plan to restructure a corporation through a merger, spin-off or other
404 plan or reorganization under which the direct owner of the
405 establishment does not change;

406 [(23)] (22) "Form IV verification" means the rendering of a written
407 opinion by a licensed environmental professional, after a Form IV has
408 been filed, that postremediation monitoring, natural attenuation or the
409 recording of an environmental land use restriction has been completed
410 in accordance with the Form IV;

411 [(24)] (23) "Hazardous substance" means hazardous substance, as
412 defined in Section 101 of the Comprehensive Environmental Response,
413 Compensation, and Liability Act of 1980, 42 USC 9601, or a petroleum
414 product or by-product for which there are remediation standards
415 adopted pursuant to section 22a-133k or for which such remediation
416 standards have a process for calculating the numeric criteria of such
417 substance;

418 [(25)] (24) "Sediment" means unconsolidated material occurring in a
419 stream, pond, wetland estuary or other water body;

420 [(26)] (25) "Universal waste" means batteries, pesticides, thermostats,
421 lamps and used electronics regulated as a universal waste under
422 regulations adopted pursuant to subsection (c) of section 22a-449.
423 "Universal waste" does not mean (A) batteries, pesticides, thermostats
424 and lamps that are not covered under 40 CFR Part 273, or (B) used
425 electronics that are not regulated as a universal waste under regulations
426 adopted pursuant to subsection (c) of section 22a-449;

427 [(27)] (26) "Universal waste transfer facility" means any facility
428 related to transportation, including loading docks, parking areas,

429 storage areas and other similar areas where shipments of universal
430 waste are held during the normal course of transportation for ten days
431 or less;

432 [(28)] (27) "Interim verification" means a written opinion by a licensed
433 environmental professional, on a form prescribed by the commissioner,
434 that (A) the investigation has been performed in accordance with
435 prevailing standards and guidelines, (B) the remediation has been
436 completed in accordance with the remediation standards, except that,
437 for remediation standards for groundwater, the selected remedy is in
438 operation but has not achieved the remediation standards for
439 groundwater, (C) identifies the long-term remedy being implemented
440 to achieve groundwater standards, the estimated duration of such
441 remedy, and the ongoing operation and maintenance requirements for
442 continued operation of such remedy, and (D) there are no current
443 exposure pathways to the groundwater area that have not yet met the
444 remediation standards.

445 [(29)] (28) "Connecticut brownfield land bank" has the same meaning
446 as provided in section 32-760.

447 Sec. 2. Subsection (l) of section 22a-134a of the 2020 supplement to the
448 general statutes is repealed and the following is substituted in lieu
449 thereof (*Effective October 1, 2020*):

450 (l) Notwithstanding any other provisions of this section, no person
451 shall be required to comply with the provisions of sections 22a-134 to
452 22a-134e, inclusive, as amended by this act, when transferring real
453 property (1) (A) for which a Form I or Form II has been filed for the
454 transfer of the parcel on or after October 1, 1995, or (B) for which parcel
455 a Form III or Form IV has been filed and which has (i) been remediated
456 and such remediation has been approved in writing by the
457 commissioner, or (ii) has been verified in writing in accordance with this
458 section by a licensed environmental professional that an investigation
459 has been performed in accordance with prevailing standards and
460 guidelines and that the remediation has been performed in accordance

461 with the remediation standards, and (2) at which no activities described
 462 in subdivision (3) of section 22a-134, as amended by this act, have been
 463 conducted since (A) the date of [such approval or verification] the
 464 commissioner's approval of the remediation, or (B) the date to which the
 465 verification applies, as designated on the Form III or Form IV or the date
 466 on which the Form I or Form II was filed.

467 Sec. 3. Section 22a-134i of the general statutes is repealed and the
 468 following is substituted in lieu thereof (*Effective October 1, 2020*):

469 (a) [Notwithstanding the provisions of this chapter, a conveyance of
 470 a unit in a residential common interest community shall not be subject
 471 to the requirements of sections 22a-134 to 22a-133e, inclusive, provided
 472 the declarant for the residential common interest community of which
 473 the unit is a part is a certifying party, as defined in section 22a-134, for
 474 purposes of remediation of any establishment, as defined in section 22a-
 475 134, within such community and provides to the Commissioner of
 476 Energy and Environmental Protection a surety bond or other form of
 477 financial assurance acceptable to the commissioner.] The conveyance of
 478 a unit in a residential common interest community that is an
 479 establishment, as defined in section 22a-134, as amended by this act,
 480 shall not occur until the declarant for the residential common interest
 481 community of which the unit is a part or the declarant's immediate
 482 predecessor in title (1) becomes a certifying party, as defined in section
 483 22a-134, as amended by this act, for the purposes of investigation and
 484 remediation of the parcel on which such community is located; (2)
 485 provides financial assurance pursuant to subsection (b) of this section;
 486 and (3) records notice on the land records in the municipality where the
 487 common interest community is located that the parcel on which the
 488 common interest community is located is being investigated and
 489 remediated pursuant to sections 22a-134 to 22a-134e, inclusive, as
 490 amended by this act. Such notice shall identify the volume and page
 491 number of any recorded environmental use restriction, as defined in
 492 section 22a-133o. If the declarant does not record such notice, the
 493 commissioner may record or require an individual or entity authorized
 494 to act on behalf of the common interest community to record on the land

495 records in the municipality where the common interest community is
496 located a notice which contained the information required by
497 subdivision (3) of this subsection.

498 (b) The [surety bond or other form of] financial assurance required
499 pursuant to subsection (a) of this section shall (1) identify [both] the
500 [Department] Commissioner of Energy and Environmental Protection
501 [and the unit owners association for the common interest community as
502 beneficiaries, and] as the beneficiary, (2) be in an amount and in a form
503 approved by the commissioner that is [, at all times when the real
504 property comprising the common interest community is an
505 establishment,] equal to the cost of investigation and remediation of the
506 contaminants on the subject property. [, In calculating such remediation
507 costs, the amount of the bond or other form of financial assurance may
508 be reduced] subject to the standards specified in sections 22a-134 to 22a-
509 133e, inclusive, as amended by this act, and (3) be used solely at the
510 affected common interest community for the benefit of the unit owners
511 of such community. The commissioner may reduce the amount of such
512 financial assurance from time to time as work [covered by the bond] is
513 completed. [, may exclude] Such financial assurance need not include
514 the costs of any improvements to the real estate not required to
515 remediate the contamination [, and may exclude] or the costs of
516 remediation work already completed or on parcels of real estate that
517 may be added to the common interest community by the exercise of
518 development rights pursuant to section 47-229.

519 [(c) Each time a seller conveys to a purchaser a unit in a common
520 interest community that is an establishment, the seller shall provide a
521 notice to the purchaser that summarizes (1) the status of the
522 environmental condition of the common interest community, (2) any
523 investigation or remediation activities, and (3) any environmental land
524 use restrictions. Such notice requirement applies to all such
525 conveyances, including those conveyances otherwise excepted from the
526 requirement for delivery of a public offering statement or of a resale
527 certificate under subsection (b) of section 47-262 and section 47-270.]

528 Sec. 4. Subsection (a) of section 47-270 of the general statutes is
529 repealed and the following is substituted in lieu thereof (*Effective October*
530 *1, 2020*):

531 (a) Except in the case of a sale in which delivery of a public offering
532 statement is required under either this chapter or chapter 825, or unless
533 exempt under subsection (b) of section 47-262, a unit owner shall furnish
534 to a purchaser or such purchaser's attorney, before the earlier of
535 conveyance or transfer of the right to possession of a unit, a copy of the
536 declaration, other than any surveys and plans, the bylaws, the rules or
537 regulations of the association, and a certificate containing: (1) A
538 statement disclosing the effect on the proposed disposition of any right
539 of first refusal or other restraint on the free alienability of the unit held
540 by the association; (2) a statement setting forth the amount of the
541 periodic common expense assessment and any unpaid common
542 expense or special assessment currently due and payable from the
543 selling unit owner; (3) a statement of any other fees payable by the
544 owner of the unit being sold; (4) a statement of any capital expenditures
545 in excess of one thousand dollars approved by the executive board for
546 the current and next succeeding fiscal year; (5) a statement of the
547 amount of any reserves for capital expenditures; (6) the current
548 operating budget of the association; (7) a statement of any unsatisfied
549 judgments against the association and the existence of any pending suits
550 or administrative proceedings in which the association is a party,
551 including foreclosures but excluding other collection matters; (8) a
552 statement of the insurance coverage provided for the benefit of unit
553 owners, including any schedule of standard fixtures, improvements and
554 betterments in the units covered by the association's insurance that the
555 association prepared pursuant to subsection (b) of section 47-255; (9) a
556 statement of any restrictions in the declaration affecting the amount that
557 may be received by a unit owner on sale, condemnation, casualty loss to
558 the unit or the common interest community or termination of the
559 common interest community; (10) in a cooperative, an accountant's
560 statement, if any was prepared, as to the deductibility for federal income
561 tax purposes by the unit owner of real property taxes and interest paid

562 by the association; (11) if the association is unincorporated, the name of
563 the statutory agent for service of process filed with the Secretary of the
564 State pursuant to section 47-244a; (12) a statement describing any
565 pending sale or encumbrance of common elements; (13) a statement
566 disclosing the effect on the unit to be conveyed of any restrictions on the
567 owner's right to use or occupy the unit or to lease the unit to another
568 person; (14) a statement disclosing the number of units whose owners
569 are at least sixty days' delinquent in paying their common charges on a
570 specified date within sixty days of the date of the statement; (15) a
571 statement disclosing the number of foreclosure actions brought by the
572 association during the past twelve months and the number of such
573 actions pending on a specified date within sixty days of the date of the
574 statement; (16) a statement disclosing (A) the most recent fiscal period
575 within the five years preceding the date on which the certificate is being
576 furnished for which an independent certified public accountant
577 reported on a financial statement, and (B) whether such report on a
578 financial statement was a compilation, review or audit; [and] (17) any
579 established maintenance standards adopted by the association pursuant
580 to subsection (e) of section 47-257; (18) a copy of any notice recorded on
581 land records pursuant to subsection (a) of section 22a-134i, as amended
582 by this act; and (19) a statement that provides the volume and page
583 number from the applicable municipal land records of any
584 environmental use restriction, as defined in section 22a-133n, that
585 encumbers the parcel or any portion of the parcel on which the common
586 interest community is located.

587 Sec. 5. Section 47-264 of the general statutes is repealed and the
588 following is substituted in lieu thereof (*Effective October 1, 2020*):

589 (a) Except as provided in subsection (b) of this section, a public
590 offering statement shall contain or fully and accurately disclose:

591 (1) The name and principal address of the declarant and of the
592 common interest community, and a statement that the common interest
593 community is either a condominium, cooperative or planned
594 community;

595 (2) A general description of the common interest community,
596 including to the extent known, the types, number and declarant's
597 schedule of commencement and completion of construction of buildings
598 and amenities that the declarant anticipates including in the common
599 interest community;

600 (3) The number of units in the common interest community;

601 (4) Copies of the declaration, including any surveys and plans, and
602 any other recorded covenants, conditions, restrictions and reservations
603 created by the declarant affecting the common interest community; the
604 bylaws, and any rules or regulations of the association; any deeds,
605 contracts and leases to be signed by or delivered to purchasers at
606 closing, and copies of and a brief narrative description of any contracts
607 or leases that will or may be subject to cancellation by the association
608 under section 47-247;

609 (5) A projected budget for the association, either within or as an
610 exhibit to the public offering statement, for one year after the date of the
611 first conveyance to a purchaser, and thereafter the current budget of the
612 association, a statement of who prepared the budget, and a statement of
613 the budget's assumptions concerning occupancy and inflation factors.
614 The budget shall include, without limitation: (A) A statement of the
615 amount, or a statement that there is no amount, included in the budget
616 as a reserve for repairs and replacement; (B) a statement of any other
617 reserves; (C) the projected common expense assessment by category of
618 expenditures for the association; and (D) the projected monthly
619 common expense assessment for each type of unit;

620 (6) Any services not reflected in the budget that the declarant
621 provides, or expenses that he pays and which he expects may become at
622 any subsequent time a common expense of the association and the
623 projected common expense assessment attributable to each of those
624 services or expenses for the association and for each type of unit;

625 (7) Any initial or special fee due from the purchaser at closing,
626 together with a description of the purpose and method of calculating

627 the fee;

628 (8) A brief narrative description of any liens, defects or encumbrances
629 on or affecting the title to the common interest community not otherwise
630 disclosed under subdivision (4) of this subsection;

631 (9) A description of any financing offered or arranged by the
632 declarant;

633 (10) The terms and significant limitations of any warranties provided
634 by the declarant, including statutory warranties and limitations on the
635 enforcement thereof or on damages;

636 (11) A statement that: (A) Within fifteen days after receipt of a public
637 offering statement a purchaser, before conveyance, may cancel any
638 contract for purchase of a unit from a declarant, and (B) if a declarant
639 fails to provide a public offering statement to a purchaser before
640 conveying a unit, that purchaser may recover from the declarant ten per
641 cent of the sales price of the unit plus ten per cent of the share,
642 proportionate to his common expense liability, of any indebtedness of
643 the association secured by security interests encumbering the common
644 interest community;

645 (12) A statement of any unsatisfied judgments or pending suits
646 against the association, and the status of any pending suits material to
647 the common interest community of which a declarant has actual
648 knowledge;

649 (13) A statement that any deposit made in connection with the
650 purchase of a unit will be held in an escrow account until closing and
651 will be returned to the purchaser if the purchaser cancels the contract
652 pursuant to section 47-269, together with the name and address of the
653 escrow agent;

654 (14) Any restraints on alienation of any portion of the common
655 interest community and any restrictions (A) on use, occupancy and
656 alienation of the units, and (B) on the amount for which a unit may be

657 sold or on the amount that may be received by a unit owner on sale,
658 condemnation or casualty loss to the unit or to the common interest
659 community, or on termination of the common interest community;

660 (15) A description of the insurance coverage provided for the benefit
661 of unit owners;

662 (16) Any current or expected fees or charges to be paid by unit owners
663 for the use of the common elements and other facilities related to the
664 common interest community;

665 (17) The extent to which financial arrangements have been provided
666 for completion of all improvements that the declarant is obligated to
667 build pursuant to section 47-280;

668 (18) A brief narrative description of any zoning and other land use
669 requirements affecting the common interest community;

670 (19) All unusual and material circumstances, features and
671 characteristics of the common interest community and the units;

672 (20) In a cooperative, (A) either a statement that the unit owners will
673 be entitled, for federal, state and local income tax purposes, to a pass-
674 through of deductions for payments made by the association for real
675 property taxes and interest paid the holder of a security interest
676 encumbering the cooperative, or a statement that no assurances are
677 made in that regard, and (B) a statement as to the effect on every unit
678 owner if the association fails to pay real property taxes or payments due
679 the holder of a security interest encumbering the cooperative; [and]

680 (21) A description of any arrangement described in section 47-219a;
681 [.]

682 (22) A statement, if it is determined that the residential common
683 interest community, of which the unit is a part, is an establishment
684 subject to the requirements of sections 22a-134 to 22a-134e, inclusive, as
685 amended by this act, that summarizes (A) the status of the
686 environmental condition of the common interest community, (B) any

687 investigation or remediation activities, and (C) any environmental use
688 restriction placed or required to be placed on such residential common
689 interest community as a result of such investigation and remediation.
690 The determination under this subdivision shall be based solely upon
691 actual knowledge, a notice on the land records or, if there is no such
692 notice, an inquiry to the Department of Energy and Environmental
693 Protection of whether a Form I, Form II, Form III or Form IV, as defined
694 in section 22a-134, as amended by this act, was submitted to the
695 Department of Energy and Environmental Protection for the residential
696 common interest community of which the unit is a part.

697 (b) A declarant promptly shall amend the public offering statement
698 to report any material change in the information required to be included
699 in the public offering statement.

700 Sec. 6. (NEW) (*Effective from passage*) As used in this section and
701 sections 7 to 10, inclusive, of this act:

702 (1) "Commissioner" means the Commissioner of Energy and
703 Environmental Protection;

704 (2) "Land and waters of the state" means all tidal waters, harbors,
705 estuaries, rivers, brooks, watercourses, waterways, wells, springs, lakes,
706 ponds, marshes, drainage systems and all other surface or underground
707 streams, bodies or accumulations of water, natural or artificial, public or
708 private, which are contained within, flow through or border upon this
709 state or any portion thereof, and any land surface, including improved
710 or unimproved surfaces, soils or subsurface strata;

711 (3) "Person" means any individual, firm, partnership, association,
712 syndicate, company, trust, corporation, nonstock corporation, limited
713 liability company, municipality, agency or political or administrative
714 subdivision of the state, or other legal entity of any kind and any officer
715 or governing or managing body of any partnership, association, firm or
716 corporation or any member or manager of a limited liability company;

717 (4) "Release" means any spilling, leaking, pumping, pouring,

718 emitting, emptying, discharging, injecting, escaping, leaching,
719 dumping, or disposing into or onto the land and waters of the state, not
720 authorized under title 22a of the general statutes, of oil or petroleum or
721 chemical liquids or solid, liquid or gaseous products or hazardous waste
722 as defined in section 22a-448 of the general statutes. "Release" does not
723 include the application of fertilizer or pesticides consistent with their
724 labeling;

725 (5) "Remediation" means determining the nature and extent of a
726 release, in accordance with prevailing standards and guidelines, and the
727 containment, removal and mitigation of such release, and includes, but
728 is not limited to, the reduction of pollution by monitored natural
729 attenuation;

730 (6) "Report" means to notify the commissioner of a release in
731 accordance with the provisions of sections 7 to 10, inclusive, of this act
732 and in the manner specified by the commissioner; and

733 (7) "Verification" means the written opinion of a licensed
734 environmental professional on a form prescribed by the commissioner
735 that the remediation of a release has been performed in accordance with
736 prevailing standards and guidelines.

737 Sec. 7. (NEW) (*Effective from passage*) No person shall create or
738 maintain a release to the land and waters of the state in violation of any
739 provision of this section and sections 8 to 10, inclusive, of this act. Any
740 such release shall be deemed a public nuisance.

741 Sec. 8. (NEW) (*Effective from passage*) (a) Any person who creates or
742 maintains, or created or maintained, a release to the land and waters of
743 the state shall report and remediate such release in accordance with the
744 provisions of this section and sections 9 and 10 of this act. If any person
745 fails to comply with the provisions of this section and sections 9 and 10
746 of this act, such person shall be liable for any costs incurred by the
747 commissioner in accordance with section 22a-451 of the general statutes,
748 or costs incurred by any other person who contains or removes or
749 otherwise mitigates the effects of such release in accordance with section

750 22a-452 of the general statutes.

751 (b) On and after July 1, 2022, or after the date when regulations are
752 adopted pursuant to section 10 of this act, whichever is earlier, any
753 person who creates or maintains a release shall, upon discovery of such
754 release:

755 (1) Report any release immediately, except those releases that
756 conform or comply with the terms and conditions of a currently valid
757 license issued by the commissioner, unless the release is reported
758 pursuant to, or not required to be reported by, regulations adopted
759 pursuant to section 22a-450 of the general statutes or section 10 of this
760 act; and

761 (2) Remediate any release to standards identified in regulations
762 adopted pursuant to section 10 of this act. Until the effective date of such
763 standards, a release shall be remediated to standards identified in
764 regulations adopted pursuant to section 22a-133k of the general statutes.
765 Any release shall be remediated as soon as is technically practicable.
766 Such obligation to remediate shall only be satisfied upon approval by
767 the commissioner or verification, unless regulations adopted pursuant
768 to section 10 of this act exempt from, or otherwise limit or modify, the
769 requirement to verify.

770 (c) A release shall not be deemed discovered if the only evidence of
771 such release is data available or generated before July 1, 2022, or before
772 the date when regulations are adopted pursuant to section 10 of this act,
773 whichever is earlier.

774 Sec. 9. (NEW) (*Effective from passage*) (a) (1) If the commissioner finds
775 that any person created or maintained a release to the land and waters
776 of the state after July 1, 2022, or the adoption of regulations pursuant to
777 section 10 of this act, whichever is sooner, the commissioner may order
778 such person to take the necessary steps to comply with the provisions of
779 sections 6 to 10, inclusive, of this act. After such order becomes final, the
780 commissioner shall cause a certified copy thereof to be filed on the land
781 records in the town wherein the land is located, and such order shall

782 constitute a notice to the owner's heirs, successors and assigns. When
783 the order is complied with or revoked, the commissioner shall issue a
784 certificate showing such compliance or revocation, which certificate the
785 commissioner shall cause to be recorded on the land records in the town
786 where the order was previously recorded. A certified copy of the
787 certificate shall be sent to the owner of the land at such owner's last-
788 known address.

789 (2) Each order issued under this section shall be served by certified
790 mail, return receipt requested, or by service by a state marshal or
791 indifferent person. If the order is served by a state marshal or indifferent
792 person, a true copy of the order shall be served, and the original, with a
793 return of such service endorsed thereon, shall be filed with the
794 commissioner. The order shall be deemed to be issued upon service or
795 upon deposit in the mail. Any order issued pursuant to this section shall
796 state the basis on which it is issued and shall specify a reasonable time
797 for compliance.

798 (3) Any person who receives an order pursuant to this section shall
799 have the right to a hearing. Unless a person who receives an order files
800 a written request for a hearing before the commissioner within thirty
801 days after the date of issuance, such order shall become final. A request
802 for a hearing shall be a condition precedent to any appeal of such order.

803 (b) If two or more persons are issued the same order pursuant to
804 subsection (a) of this section or are responsible for a violation of any
805 provision of sections 6 to 10, inclusive, of this act or any regulation, or
806 order adopted or issued under sections 6 to 10, inclusive, of this act, such
807 persons shall be jointly and severally liable under this subsection.

808 (c) If any person violates any provision of sections 6 to 10, inclusive,
809 of this act or any regulation, or order adopted or issued under sections
810 6 to 10, inclusive, of this act, the commissioner may request the Attorney
811 General to bring an action in the superior court for the judicial district
812 of Hartford to enjoin such person from such violation and to order
813 remedial measures to prevent, control or abate pollution. All actions

814 brought by the Attorney General pursuant to the provisions of this
815 section shall have precedence in the order of trial as provided in section
816 52-191 of the general statutes.

817 (d) Any person who violates any provision of sections 6 to 10,
818 inclusive, of this act shall be assessed a civil penalty not to exceed
819 twenty-five thousand dollars, to be fixed by the court, for each offense.
820 Each violation shall be a separate and distinct offense and, in the case of
821 a continuing violation, each day's continuance thereof shall be deemed
822 to be a separate and distinct offense. The Attorney General, upon
823 complaint of the commissioner, shall institute a civil action in the
824 superior court for the judicial district of Hartford to recover such
825 penalty. In determining the amount of any penalty assessed under this
826 subsection, the court may consider the nature, circumstances, extent and
827 gravity of the violation, the person's prior history of violations, the
828 economic benefit resulting to the person from the violation, and such
829 other factors deemed appropriate by the court. The court shall consider
830 the status of a person as a persistent violator of the provisions of sections
831 6 to 10, inclusive, of this act. The provisions of this section concerning a
832 continuing violation shall not apply to a person or municipality during
833 the time when a hearing on the order pursuant to this or an appeal is
834 pending.

835 (e) Any person who, with criminal negligence, violates any provision
836 of sections 6 to 10, inclusive, of this act shall be fined not more than
837 twenty-five thousand dollars per day for each day of violation or be
838 imprisoned not more than one year, or both. A subsequent conviction
839 for any such violation shall carry a fine of not more than fifty thousand
840 dollars per day for each day of violation or imprisonment for not more
841 than two years, or both. For the purposes of this subsection, "person"
842 includes any responsible corporate officer or municipal official.

843 (f) Any person who knowingly violates any provision of sections 6 to
844 10, inclusive, of this act shall be fined not more than fifty thousand
845 dollars per day for each day of violation or be imprisoned not more than
846 three years, or both. A subsequent conviction for any such violation

847 shall be a class C felony, except that such conviction shall carry a fine of
848 not more than one hundred thousand dollars per day for each day of
849 violation. For the purposes of this subsection, "person" includes any
850 responsible corporate officer or municipal official.

851 (g) The commissioner may, pursuant to section 22a-6b of the general
852 statutes, adopt a schedule for administrative civil penalties for
853 violations of the provisions of sections 6 to 10, inclusive, of this act. Upon
854 adoption of such schedule, the commissioner may issue administrative
855 civil penalty notices, pursuant to section 22a-6b of the general statutes,
856 for violations of sections 6 to 10, inclusive, of this act.

857 (h) Whenever the commissioner finds, after investigation, that any
858 person is maintaining a release to the land and waters of the state and
859 has violated the requirements of sections 6 to 10, inclusive, of this act,
860 the commissioner may, without prior hearing, issue a cease and desist
861 order, in writing, to such person to discontinue maintaining such
862 release. The provisions of subsections (b) to (d), inclusive, of section 22a-
863 7 of the general statutes shall apply to any order issued pursuant to this
864 subsection.

865 Sec. 10. (NEW) (*Effective from passage*) (a) The Commissioner of
866 Energy and Environmental Protection shall adopt regulations, in
867 accordance with the provisions of chapter 54 of the general statutes, that
868 the commissioner deems necessary for implementation, administration
869 and enforcement of this section and sections 6 to 9, inclusive, of this act.
870 Such regulations may include, but need not be limited to, provisions
871 regarding (1) requirements for reporting releases; (2) procedures and
872 deadlines for remediation, including public participation; (3) standards
873 for remediation for any release to the land and waters of the state,
874 including environmental use restrictions as defined in section 22a-133o
875 of the general statutes; (4) verification and commissioner's audit of a
876 remediation; (5) supervision of remediation based on pollutant type,
877 concentration or volume, or based on the imminence of harm to public
878 health; and (6) fees.

879 (b) In regulations adopted pursuant to subsection (a) of this section,
 880 the commissioner shall specify tiers of releases based on risk, as
 881 determined by the commissioner, and that certain releases may be
 882 remediated without being reported, may be remediated under the
 883 supervision of a licensed environmental professional without the
 884 supervision of the commissioner, and may be remediated without being
 885 verified.

886 (c) In establishing standards for remediation adopted pursuant to
 887 subsection (a) of this section, the commissioner shall (1) give preference
 888 to clean-up methods that are permanent, if feasible; (2) consider any
 889 factor the commissioner deems appropriate, including, but not limited
 890 to, groundwater classification of the site; and (3) provide for standards
 891 of remediation less stringent than those required for residential land use
 892 for polluted properties which (A) are located in areas classified as GB or
 893 GC under the standards adopted by the commissioner for classification
 894 of groundwater contamination, (B) were historically industrial or
 895 commercial property, and (C) are not subject to an order issued by the
 896 commissioner regarding such release, consent order or stipulated
 897 judgment regarding such release, provided an environmental use
 898 restriction is executed for any such property subsequent to the remedial
 899 action in accordance with the provisions of section 22a-133aa of the
 900 general statutes and such regulations specify the types of industrial or
 901 commercial land uses to which any such property may be put
 902 subsequent to such remedial action.

903 Sec. 11. (NEW) (*Effective from passage*) Nothing in sections 6 to 10,
 904 inclusive, of this act shall be construed to affect the authority of the
 905 Commissioner of Energy and Environmental Protection under any
 906 other statute or regulation.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2020</i>	22a-134
Sec. 2	<i>October 1, 2020</i>	22a-134a(l)
Sec. 3	<i>October 1, 2020</i>	22a-134i

Sec. 4	<i>October 1, 2020</i>	47-270(a)
Sec. 5	<i>October 1, 2020</i>	47-264
Sec. 6	<i>from passage</i>	New section
Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>from passage</i>	New section
Sec. 9	<i>from passage</i>	New section
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>from passage</i>	New section

Statement of Purpose:

To make various revisions to the property transfer law and establish a release-based remediation program.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]