



House of Representatives

General Assembly

File No. 68

January Session, 2025

Substitute House Bill No. 6942

House of Representatives, March 10, 2025

The Committee on Housing reported through REP. FELIPE of the 130th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT ESTABLISHING A RADON MITIGATION ASSISTANCE PROGRAM FOR LOW-INCOME HOUSEHOLDS.

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

1 Section 1. Section 8-446 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 (a) There is established an account to be known as the "Healthy
4 Homes Fund" which shall be a separate, nonlapsing account within the
5 General Fund. The account shall contain any moneys required by law to
6 be deposited in the account. Moneys in the account shall be expended
7 by the Department of Housing for the purposes of:

8 (1) Funding of not more than one million dollars, from remittances
9 transferred pursuant to section 38a-331 for the period beginning January
10 1, 2019, and ending December 31, 2019, shall be remitted to the
11 Department of Economic and Community Development to be used for
12 grants-in-aid to homeowners with homes located in the immediate
13 vicinity of the West River in the Westville section of New Haven and

14 Woodbridge for structurally damaged homes due to subsidence and to
15 homeowners with homes abutting the Yale Golf Course in the Westville
16 section of New Haven for damage to such homes from water infiltration
17 or structural damage due to subsidence, and, from remittances
18 transferred pursuant to section 38a-331, for the period beginning May 1,
19 2022, and ending April 30, 2023, funding not exceeding the actual cost
20 of remediation or relocation shall be remitted to the Department of
21 Housing to be used for grants-in-aid for the remediation of structurally
22 deficient foundations in owner-occupied units or the relocation of any
23 owner of any such unit of any condominium associations located in the
24 town of Hamden;

25 (2) Funding a program, and any related administrative expense, to
26 reduce health and safety hazards in residential dwellings in
27 [Connecticut] this state, including, but not limited to, lead, radon and
28 other contaminants or conditions, through removal, remediation,
29 abatement and other appropriate methods. For purposes of this
30 subdivision, "administrative expense" means any administrative or
31 other cost or expense incurred by the Department of Housing in
32 carrying out the provisions of this section, including, but not limited to,
33 the hiring of necessary employees and entering into necessary contracts;
34 [and]

35 (3) Funding of not more than one hundred seventy-five thousand
36 dollars, from remittances transferred pursuant to section 38a-331 for the
37 period beginning January 1, 2021, and ending December 31, 2021, shall
38 be remitted to the captive insurance company established pursuant to
39 section 38a-91vv, to be used for the research and development of the
40 report described in section 4 of public act 21-120 and any related
41 administrative expense. Such sum shall not be considered in calculating
42 the total funds allocated or made available to the captive insurance
43 company used for administrative or operational costs pursuant to
44 section 38a-91vv; and

45 (4) Funding a program, and any related administrative expense, to
46 reduce health and safety hazards in residential dwellings in this state

47 relating to radon, through removal, remediation, abatement and other
 48 appropriate methods. Any program created pursuant to this
 49 subdivision shall be available to low-income households. For purposes
 50 of this subdivision, "administrative expense" means any administrative
 51 or other cost or expense incurred by the Department of Housing in
 52 carrying out the provisions of this section, including, but not limited to,
 53 the hiring of necessary employees and entering into necessary contracts
 54 and "low-income household" means a person or family with an annual
 55 income at or below eighty per cent of the median income.

56 (b) The Department of Housing shall notify the Department of Public
 57 Health not later than thirty days after the deposit of remittances in the
 58 Healthy Homes Fund pursuant to subdivision (2) of subsection (c) of
 59 section 38a-331. Not later than thirty days after the deposit of
 60 remittances pursuant to subdivision (2) of subsection (c) of section 38a-
 61 331, the Department of Public Health shall notify each municipal health
 62 department in the state annually regarding funds available pursuant to
 63 the Healthy Homes Fund established pursuant to subsection (a) of this
 64 section.

65 (c) Not later than January 1, 2020, and annually thereafter, the
 66 Commissioner of Housing shall report to the joint standing committees
 67 of the General Assembly having cognizance of matters relating to
 68 housing, planning and development and appropriations and the
 69 budgets of state agencies, in accordance with section 11-4a, regarding
 70 the status of the Healthy Homes Fund established pursuant to this
 71 section and all moneys deposited into and expended by the Department
 72 of Housing pursuant to said account. Any such report may be submitted
 73 electronically.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2025	8-446

Statement of Legislative Commissioners:

In Subsec. (a)(2), "and" was bracketed; and in Subsec. (a)(3) "and" was added for consistency with standard drafting conventions.

HSG *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill, which expands the purpose of the Healthy Homes Fund to include radon mitigation, is not anticipated to result in a fiscal impact to the state or to municipalities.

The Healthy Homes Fund currently supports 1) the Crumbling Foundations Assistance Fund and 2) a program for lead removal, remediation, and abatement activities. By expanding to include radon mitigation, this bill potentially reduces the funds available for these programs.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sHB 6942*****AN ACT ESTABLISHING A RADON MITIGATION ASSISTANCE PROGRAM FOR LOW-INCOME HOUSEHOLDS.*****SUMMARY**

This bill broadens the purposes of the Healthy Homes Fund to include funding a program for reducing radon hazards in residential dwellings.

Specifically, under the bill, the Department of Housing (DOH) must use the Healthy Homes Fund to pay for a program, including related administrative expenses, to reduce radon-related health and safety hazards through removal, remediation, abatement, or other appropriate methods. The bill requires this program to be available to low-income households (i.e. those at or below 80% median income). “Administrative expenses” include any cost or expense DOH incurs to carry out the bill’s provisions, including hiring employees and entering into contracts.

By law, the Healthy Homes Fund is a separate nonlapsing General Fund account used primarily to support the Crumbling Foundations Assistance Fund, which assists homeowners with concrete foundations damaged by pyrrhotite (i.e. crumbling foundations). It also supports DOH’s lead removal, remediation, and abatement activities. The fund is capitalized by revenue from an annual \$12 surcharge on certain homeowners’ insurance policies.

EFFECTIVE DATE: July 1, 2025

BACKGROUND***Related Bill***

SB 1306, favorably reported by the Housing Committee, eliminates provisions in the Healthy Homes Fund law related to an assistance

program in Hamden.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 14 Nay 4 (02/20/2025)