



House of Representatives

General Assembly

File No. 410

January Session, 2025

Substitute House Bill No. 7119

House of Representatives, April 1, 2025

The Committee on Public Safety and Security reported through REP. BOYD of the 50th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING THE STATE FIRE PREVENTION CODE, THE STATE FIRE SAFETY CODE, THE REPORTING OF IDENTIFYING INFORMATION, THE STATE BUILDING CODE, ORDERS OF BUILDING INSPECTORS AND LOCAL FIRE MARSHALS AND ELEVATOR INSPECTIONS.

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

1 Section 1. Subsection (a) of section 29-349 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective from*
3 *passage*):

4 (a) The Commissioner of Emergency Services and Public Protection
5 shall have exclusive jurisdiction [in the preparation of and may enforce
6 reasonable regulations for] over explosives and blasting agents. The
7 commissioner shall adopt regulations, in accordance with the
8 provisions of chapter 54, regarding the safe and convenient storage,
9 transportation and use of explosives and blasting agents used in
10 connection therewith. [, which] Such regulations shall (1) deal in
11 particular with the quantity and character of explosives and blasting
12 agents to be stored, transported and used, the proximity of such storage

13 to inhabited dwellings or other occupied buildings, public highways
14 and railroad tracks, the character and construction of suitable
15 magazines for such storage, protective measures to secure such stored
16 explosives and blasting agents and the abatement of any hazard that
17 may arise incident to the storage, transportation or use of such
18 explosives and blasting agents, and (2) be consistent with the State Fire
19 Prevention Code.

20 Sec. 2. Subsection (b) of section 29-357 of the general statutes is
21 repealed and the following is substituted in lieu thereof (*Effective from*
22 *passage*):

23 (b) The Commissioner of Emergency Services and Public Protection
24 shall have exclusive jurisdiction over fireworks and the indoor use of
25 pyrotechnics, sparklers and fountains for special effects. Said
26 commissioner shall adopt [reasonable] regulations, in accordance with
27 the provisions of chapter 54, which shall (1) establish a procedure for
28 the granting of permits for supervised displays of fireworks or for the
29 indoor use of pyrotechnics, sparklers and fountains for special effects by
30 municipalities, fair associations, amusement parks, other organizations
31 or groups of individuals or artisans in pursuit of their trade, and (2) be
32 consistent with the State Fire Prevention Code. Such permit may be
33 issued upon application to said commissioner and after [(1)] (A)
34 inspection of the site of such display or use by the local fire marshal to
35 determine compliance with the requirements of such regulations, and
36 [(2)] (B) approval of the chiefs of the police and fire departments, or, if
37 there is no police or fire department, of the first selectman, of the
38 municipality wherein the display is to be held as is provided in this
39 section. No such display shall be handled or fired by any person until
40 such person has been granted a certificate of competency by the
41 Commissioner of Emergency Services and Public Protection, in respect
42 to which a fee of two hundred dollars shall be payable to the State
43 Treasurer when issued and which may be renewed every three years
44 upon payment of a fee of one hundred ninety dollars payable to the State
45 Treasurer, provided such certificate may be suspended or revoked by
46 said commissioner at any time for cause. Such certificate of competency

47 shall attest to the fact that such operator is competent to fire a display.
48 Such display shall be of such a character and so located, discharged or
49 fired as in the opinion of the chiefs of the police and fire departments or
50 such selectman, after proper inspection, will not be hazardous to
51 property or endanger any person or persons. In an aerial bomb, no
52 salute, report or maroon may be used that is composed of a formula of
53 chlorate of potash, sulphur, black needle antimony and dark aluminum.
54 Formulas that may be used in a salute, report or maroon are as follows:
55 [(A)] (i) Perchlorate of potash, black needle antimony and dark
56 aluminum, and [(B)] (ii) perchlorate of potash, dark aluminum and
57 sulphur. No high explosive such as dynamite, fulminate of mercury or
58 other stimulator for detonating shall be used in any aerial bomb or other
59 pyrotechnics. Application for permits shall be made in writing at least
60 fifteen days prior to the date of display, on such notice as the
61 Commissioner of Emergency Services and Public Protection by
62 regulation prescribes, on forms furnished by the commissioner, and a
63 fee of one hundred dollars shall be payable to the State Treasurer with
64 each such application. After such permit has been granted, sales,
65 possession, use and distribution of fireworks for such display shall be
66 lawful for that purpose only. No permit granted hereunder shall be
67 transferable. Any permit issued under the provisions of this section may
68 be suspended or revoked by the Commissioner of Emergency Services
69 and Public Protection or the local fire marshal for violation by the
70 permittee of any provision of the general statutes, any regulation or any
71 ordinance relating to fireworks.

72 Sec. 3. Subsection (a) of section 29-357a of the general statutes is
73 repealed and the following is substituted in lieu thereof (*Effective from*
74 *passage*):

75 (a) The Commissioner of Emergency Services and Public Protection
76 shall have exclusive jurisdiction over supervised displays of special
77 effects produced by pyrotechnics or flame producing devices. Said
78 commissioner shall adopt regulations, in accordance with the
79 provisions of chapter 54, which shall (1) establish a procedure for the
80 granting of permits for supervised displays of special effects produced

81 by pyrotechnics, including sparklers and fountains, or flame producing
82 devices by municipalities, fair associations, amusement parks, other
83 organizations or groups of individuals or artisans in pursuit of their
84 trade, [Such regulations shall] (2) include provisions for determining
85 the competency of persons intending to discharge or fire such special
86 effects, and (3) be consistent with the State Fire Prevention Code. Such
87 regulations shall not apply to ceremonial activities that include minimal
88 use of pyrotechnics or flame producing devices.

89 Sec. 4. Subsection (a) of section 29-367 of the general statutes is
90 repealed and the following is substituted in lieu thereof (*Effective from*
91 *passage*):

92 (a) The Commissioner of Emergency Services and Public Protection
93 shall have exclusive jurisdiction over rockets propelled by rocket
94 motors. Said commissioner shall adopt [and may amend, reasonable]
95 regulations, in accordance with the provisions of chapter 54, concerning
96 the safe design, construction, manufacture, testing, certification, storage,
97 sale, shipping, operation and launching of rockets propelled by rocket
98 motors, including, but not limited to, solid, liquid and cold propellant,
99 hybrid, steam or pressurized liquid rocket motors. Such regulations
100 shall (1) include provisions for the prevention of injury to life and
101 damage to property and protection of hazards incident to the design,
102 construction, manufacture, testing, storage, sale, shipping, operation
103 and launching of such rockets, and (2) be consistent with the State Fire
104 Prevention Code. The commissioner shall enforce such regulations.

105 Sec. 5. Subsections (b) and (c) of section 29-291a of the general statutes
106 are repealed and the following is substituted in lieu thereof (*Effective*
107 *from passage*):

108 (b) There is established an advisory committee consisting of [nine]
109 eleven persons appointed by the State Fire Marshal. The State Fire
110 Marshal shall appoint (1) two members selected from a list of
111 individuals submitted by the Codes and Standards Committee from the
112 membership of said committee, [and] (2) seven members representing
113 local fire marshals, deputy fire marshals and fire inspectors selected

114 from a list of individuals submitted by the Connecticut Fire Marshals
115 Association, and (3) two members selected from a list of individuals
116 submitted by the Fire and Explosion Investigation Unit of the Division
117 of State Police within the Department of Emergency Services and Public
118 Protection.

119 (c) The State Fire Marshal or the Commissioner of Emergency
120 Services and Public Protection, as appropriate, may issue official
121 interpretations of the State Fire Prevention Code [, including
122 interpretations of the applicability of any provision of the code,] upon
123 the request of any person. The State Fire Marshal and the Commissioner
124 of Emergency Services and Public Protection shall jointly compile and
125 index each interpretation and shall publish such interpretations at
126 periodic intervals not exceeding four months.

127 Sec. 6. Section 47a-6a of the general statutes is repealed and the
128 following is substituted in lieu thereof (*Effective October 1, 2025*):

129 (a) As used in this section: [.]

130 (1) ["address"] "Address" means a location as described by the full
131 street number, if any, the street name, the city or town, and the state,
132 and not a mailing address such as a post office box; [.]

133 (2) ["dwelling unit"] "Dwelling unit" means any house or building, or
134 portion thereof, which is rented, leased or hired out to be occupied, or
135 is arranged or designed to be occupied, or is occupied, as the home or
136 residence of one or more persons, living independently of each other,
137 and doing their cooking upon the premises, and having a common right
138 in the halls, stairways or yards; [.]

139 (3) ["agent in charge"] "Agent in charge" or "agent" means [one] an
140 individual who manages real [estate] property, including, but not
141 limited to, the collection of rents and supervision and maintenance of
142 such property, including for the purpose of compliance with state law
143 and local codes;

144 (4) ["controlling participant"] "Controlling participant" means an

145 individual [that] who exercises day-to-day financial or operational
146 control; [, and]

147 (5) ["project-based housing provider"] "Project-based housing
148 provider" means a property owner who contracts with the United States
149 Department of Housing and Urban Development to provide housing to
150 tenants under the federal Housing Choice Voucher Program, 42 USC
151 1437f(o);

152 (6) "Identifying information" means proof of an individual's name,
153 date of birth, current residential address, motor vehicle operator's
154 license number or other identification number issued by any
155 government agency or entity;

156 (7) "Nonresident owner" means an individual, corporation,
157 partnership, trust or other legally recognized entity who does not reside
158 at rental real property and who is (A) an owner, as defined in section
159 47a-1, of such real property, or (B) the controlling participant of the
160 entity that owns such real property; and

161 (8) "Population" means the number of persons according to the most
162 recent federal decennial census.

163 (b) Any municipality may, and any municipality with a population
164 of twenty-five thousand or more shall, require the nonresident owner or
165 project-based housing provider of occupied or vacant rental real
166 property to report to the tax assessor, or other municipal [office] officer
167 designated by the municipality, the current residential address of the
168 nonresident owner or project-based housing provider of such property,
169 if the nonresident owner or project-based housing provider is an
170 individual, or the current residential address of the agent in charge of
171 the building, if the nonresident owner or project-based housing
172 provider is a corporation, partnership, trust or other legally recognized
173 entity owning rental real property in the state. If the nonresident
174 [owners] owner or project-based housing [providers are] provider is a
175 corporation, partnership, trust or other legally recognized entity owning
176 rental real property in the state, such report shall also include

177 identifying information and the current residential address of each
178 controlling participant associated with the property. If such residential
179 address changes, notice of the new residential address shall be provided
180 by such nonresident owner, project-based housing provider or agent in
181 charge of the building to the office of the tax assessor or other designated
182 municipal office not more than twenty-one days after the date that the
183 address change occurred. If the nonresident owner, project-based
184 housing provider or agent fails to file an address under this section, the
185 address to which the municipality mails property tax bills for the rental
186 real property shall be deemed to be the nonresident owner, project-
187 based housing provider or agent's current address. Such address may
188 be used for compliance with the provisions of subsection [(c)] (d) of this
189 section.

190 (c) In addition to the residential address required pursuant to
191 subsection (b) of this section, any municipality with a population of
192 twenty-five thousand or more shall require the nonresident owner,
193 project-based housing provider or agent in charge, as applicable, to
194 report to the tax assessor, or other municipal officer designated by the
195 municipality, accurate identifying information concerning such
196 nonresident owner, project-based housing provider or agent in charge.

197 [(c)] (d) Service of state or municipal orders relating to maintenance
198 of such rental real property or compliance with state law and local codes
199 concerning such real property directed to the nonresident owner,
200 project-based housing provider or agent at the address on file, or
201 deemed to be on file in accordance with the provisions of this section,
202 shall be sufficient proof of service of notice of such orders in any
203 subsequent criminal or civil action against the owner, project-based
204 housing provider or agent for failure to comply with the orders. The
205 provisions of this section shall not be construed to limit the validity of
206 any other means of giving notice of such orders that may be used by the
207 state or [such] a municipality.

208 [(d)] (e) Any person who violates any provision of this section shall
209 have committed [an infraction] a violation and shall be fined not less

210 than two hundred fifty dollars nor more than one thousand dollars.

211 [(e)] (f) Any report provided to a tax assessor pursuant to subsection
212 (b) or (c) of this section [on or after October 1, 2023,] shall be confidential
213 and shall not be disclosed under chapter 14.

214 Sec. 7. Subsection (a) of section 47a-7 of the general statutes is
215 repealed and the following is substituted in lieu thereof (*Effective October*
216 *1, 2025*):

217 (a) A landlord shall: (1) Comply with the requirements of chapter
218 368o and all applicable building and housing codes materially affecting
219 health and safety of both the state or any political subdivision thereof;
220 (2) make all repairs and do whatever is necessary to put and keep the
221 premises in a fit and habitable condition, except where the premises are
222 intentionally rendered unfit or uninhabitable by the tenant, a member
223 of [his] such tenant's family or other person on the premises with [his]
224 such tenant's consent, in which case such duty shall be the responsibility
225 of [the] such tenant; (3) keep all common areas of the premises in a clean
226 and safe condition; (4) maintain in good and safe working order and
227 condition all electrical, plumbing, sanitary, heating, ventilating and
228 other facilities and appliances and elevators, supplied or required to be
229 supplied by him; (5) provide and maintain appropriate receptacles for
230 the removal of ashes, garbage, rubbish and other waste incidental to the
231 occupancy of the dwelling unit and arrange for their removal; [and] (6)
232 supply running water and reasonable amounts of hot water at all times
233 and reasonable heat except if the building which includes the dwelling
234 unit is not required by law to be equipped for that purpose or if the
235 dwelling unit is so constructed that heat or hot water is generated by an
236 installation within the exclusive control of the tenant or supplied by a
237 direct public utility connection; and (7) comply with the requirements
238 of section 47a-6a, as amended by this act.

239 Sec. 8. Section 29-254a of the general statutes is repealed and the
240 following is substituted in lieu thereof (*Effective October 1, 2025*):

241 Any person who violates any provision of the State Building Code

242 shall, (1) for the first offense, be fined not less than two hundred dollars
243 [or] nor more than one thousand dollars or imprisoned not more than
244 six months, or both, and (2) for any subsequent offense, be fined not less
245 than five hundred dollars nor more than two thousand dollars or
246 imprisoned not more than six months, or both.

247 Sec. 9. Subsection (e) of section 29-291c of the general statutes is
248 repealed and the following is substituted in lieu thereof (*Effective October*
249 *1, 2025*):

250 (e) In addition to the fine prescribed in subsection (a) of this section,
251 any person who violates any provision of the State Fire Prevention Code
252 or Fire Safety Code shall, (1) for a first offense, be fined not less than two
253 hundred dollars [or] nor more than one thousand dollars or be
254 imprisoned not more than six months, or both, and (2) for any
255 subsequent offense, be fined not less than five hundred dollars nor more
256 than two thousand dollars or be imprisoned not more than six months,
257 or both.

258 Sec. 10. Section 29-394 of the general statutes is repealed and the
259 following is substituted in lieu thereof (*Effective October 1, 2025*):

260 Any person who, by himself or his agent, fails to comply with the
261 written order of a building inspector for the provision of additional exit
262 facilities in a building, the repair or alteration of a building or the
263 removal of a building or any portion thereof, shall, (1) for a first offense,
264 be fined not less than two hundred dollars nor more than one thousand
265 dollars or imprisoned not more than six months, or both, and (2) for any
266 subsequent offense, be fined not less than five hundred dollars nor more
267 than two thousand dollars or imprisoned not more than six months, or
268 both.

269 Sec. 11. Subsection (a) of section 29-306 of the general statutes is
270 repealed and the following is substituted in lieu thereof (*Effective October*
271 *1, 2025*):

272 (a) (1) When the local fire marshal ascertains that there exists in any

273 building, or upon any premises, [(1)] (A) combustible or explosive
274 matter, dangerous accumulation of rubbish or any flammable material
275 especially liable to fire, that is so situated as to endanger life or property,
276 [(2)] (B) obstructions or conditions that present a fire hazard to the
277 occupants or interfere with their egress in case of fire, or [(3)] (C) a
278 condition in violation of the statutes relating to fire prevention or safety,
279 or any regulation made pursuant thereto, the remedy of which requires
280 construction or a change in structure, the local fire marshal shall order
281 such materials to be immediately removed or the conditions remedied
282 by the owner or occupant of such building or premises. Any such
283 removal or remedy shall be in conformance with all building codes,
284 ordinances, rules and regulations of the municipality involved.

285 (2) Any person, [firm or] corporation, partnership, trust or other legal
286 entity which violates any provision of this subsection shall, for a first
287 offense, be fined [not more than one] two hundred fifty dollars [or be
288 imprisoned not more than three months, or both, and, in addition, may
289 be fined fifty dollars a day for each day's continuance of each violation,
290 to be recovered in a proper action in the name of the state] and, for a
291 subsequent offense, be guilty of a class A misdemeanor.

292 Sec. 12. (NEW) (*Effective October 1, 2025*) The State Building Inspector
293 and the Codes and Standards Committee shall, jointly, with the
294 approval of the Commissioner of Administrative Services, include in the
295 amendments to the State Building Code next adopted after October 1,
296 2025, provisions that:

297 (1) Allow a residential building consisting of not more than six stories
298 and containing less than twenty-five dwelling units to install and
299 maintain a passenger elevator that is of sufficient size to accommodate
300 two persons, one of whom uses a wheelchair; and

301 (2) Define the terms "high tunnels" and "hoop homes" and classify
302 such high tunnels and hoop homes as temporary agricultural structures.

303 Sec. 13. Section 29-253 of the general statutes is repealed and the
304 following is substituted in lieu thereof (*Effective October 1, 2025*):

305 (a) [The] Except as provided in subsection (b) of this section, the State
306 Building Code, including any amendment to said code adopted by the
307 State Building Inspector and the Codes and Standards Committee, shall
308 be the building code for all towns, cities and boroughs.

309 (b) Not later than July 1, 2026, the State Building Inspector and the
310 Codes and Standards Committee shall jointly develop and promulgate
311 a model ordinance that establishes a set of energy-efficiency
312 requirements with respect to buildings or building projects that are
313 more stringent than the energy-efficiency requirements of the State
314 Building Code. Said inspector and committee shall consider input from
315 the public and interested parties in the process of developing such
316 model ordinance. A town, city or borough may, by ordinance, adopt
317 such model ordinance and the adopted ordinance shall supersede the
318 energy-efficiency requirements of the State Building Code. The
319 remaining provisions of the State Building Code shall apply to such
320 town, city or borough.

321 [(b)] (c) Nothing in this section shall prevent any town, city or
322 borough from adopting an ordinance governing the demolition of
323 buildings deemed to be unsafe. As used in this subsection, "unsafe
324 building" means a building that constitutes a fire hazard or is otherwise
325 dangerous to human life or the public welfare.

326 Sec. 14. Section 29-195 of the general statutes is repealed and the
327 following is substituted in lieu thereof (*Effective October 1, 2025*):

328 [Each] (a) Except as provided in subsection (b) of this section, each
329 elevator or escalator shall be thoroughly inspected by a department
330 elevator inspector at least once each eighteen months, except elevators
331 located in private residences shall be inspected upon the request of the
332 owner. More frequent inspections of any elevator or escalator shall be
333 made if the condition thereof indicates that additional inspections are
334 necessary or desirable.

335 (b) Each elevator at a privately owned multifamily housing project,
336 as defined in section 29-453a, shall be thoroughly inspected by a

337 department elevator inspector at least once each twelve months. For
 338 each such inspection, the department elevator inspector shall submit a
 339 report to the State Building Inspector that describes the status of each
 340 elevator at such housing project, describes the status of any elevator
 341 repair and estimates the duration of time during which any inoperable
 342 elevator at such housing project is expected to remain inoperable.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>from passage</i>	29-349(a)
Sec. 2	<i>from passage</i>	29-357(b)
Sec. 3	<i>from passage</i>	29-357a(a)
Sec. 4	<i>from passage</i>	29-367(a)
Sec. 5	<i>from passage</i>	29-291a(b) and (c)
Sec. 6	<i>October 1, 2025</i>	47a-6a
Sec. 7	<i>October 1, 2025</i>	47a-7(a)
Sec. 8	<i>October 1, 2025</i>	29-254a
Sec. 9	<i>October 1, 2025</i>	29-291c(e)
Sec. 10	<i>October 1, 2025</i>	29-394
Sec. 11	<i>October 1, 2025</i>	29-306(a)
Sec. 12	<i>October 1, 2025</i>	New section
Sec. 13	<i>October 1, 2025</i>	29-253
Sec. 14	<i>October 1, 2025</i>	29-195

PS *Joint Favorable Subst.*

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:

Agency Affected	Fund-Effect	FY 26 \$	FY 27 \$
Department of Emergency Services and Public Protection	GF - Cost	88,500	86,000
Resources of the General Fund	GF - Potential Revenue Gain	Minimal	Minimal
Judicial Dept. (Probation)	GF - Potential Cost	Minimal	Minimal
Department of Administrative Services	GF - Potential Cost	See Below	See Below
Department of Administrative Services	GF - Cost	205,000	205,000
State Comptroller - Fringe Benefits ¹	GF - Cost	118,466	118,466

Note: GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 26 \$	FY 27 \$
Various Municipalities	Potential Revenue Gain	See Below	See Below

Explanation

Sections 1 through 5 requires Department of Emergency Services and Public Protection's (DESPP) regulations on explosives, fireworks, pyrotechnics, and rockets to be consistent with the State Fire Prevention

¹The fringe benefit costs for most state employees are budgeted centrally in accounts administered by the Comptroller. The estimated active employee fringe benefit cost associated with most personnel changes is 40.71% of payroll in FY 26.

Code and allows the DESPP to issue official interpretations of the State Fire Prevention Code. This results in a cost of \$88,500 in FY 26 and \$86,000 in FY 27 to DESPP and \$35,011 in FY 26 and FY 27 to the State Comptroller – Fringe Benefits. To redraft and update these regulations, DESPP will need to hire a staff attorney with a starting salary of \$86,000. There is also a one-time equipment cost of \$2,500 in FY 26.

Sections 6 and 7 require certain owners and providers of rental property to provide identifying information to the town in municipalities with a population of 25,000 or more. Failure to provide this information results in a fine of \$250 to \$1,000. This results in a potential revenue gain to municipalities with a population of 25,000 or more beginning in FY 26 to the extent that fines are collected.²

Sections 8, 9 and 10 increase penalties for repeat violations of certain building codes. This results in a potential revenue gain to the General Fund from fines.³

Section 11 creates a new class A misdemeanor for repeat violators of certain fire hazard laws, which results in a potential cost to the Judicial Department for probation and a potential revenue gain to the General Fund from fines. On average, the marginal cost for supervision in the community is less than \$600⁴ each year for adults.

Section 13 results in a potential cost to the Department of Administrative Services (DAS) to the extent the model ordinance developed by the State Building Inspector and the Codes and Standards Committee differs from current ordinances and is adopted by municipalities. Potential costs include hiring additional staff with the

² According to the Department of Public Health, 44 towns had a population of 25,000 or greater in 2023.

³ In FY 20 – 24, a total of 240 charges were recorded and \$5,000 in fines was collected under CG§ 29-306, 29-254a, 29-291c, and 29-394. No charges were recorded, nor revenue collected under 47a-6a.

⁴ Probation marginal cost is based on services provided by private providers and only includes costs that increase with each additional participant. This does not include a cost for additional supervision by a probation officer unless a new offense is anticipated to result in enough additional offenders to require additional probation officers.

necessary expertise to develop, modify, and interpret the model ordinance and administrative staff to provide training, respond to questions, and provide other administrative support related to the model ordinance.

Section 14 results in a cost of \$205,000 to DAS in FY 26 and FY 27 for salary expenses and \$83,456 in FY 26 and FY 27 to the State Comptroller – Fringe Benefits to hire two elevator inspectors to inspect each elevator in privately owned multifamily projects in the state every twelve months.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the actual number of violations and inflation.

OLR Bill Analysis**sHB 7119*****AN ACT CONCERNING THE STATE FIRE PREVENTION CODE, THE STATE FIRE SAFETY CODE, THE REPORTING OF IDENTIFYING INFORMATION, THE STATE BUILDING CODE, ORDERS OF BUILDING INSPECTORS AND LOCAL FIRE MARSHALS AND ELEVATOR INSPECTIONS.*****SUMMARY**

This bill makes several changes to laws regarding the state building and fire codes and responsibilities for nonresident owners and landlords. Principally, the bill:

1. requires Department of Emergency Services and Public Protection (DESPP) regulations on explosives, fireworks, pyrotechnics, and rockets to be consistent with the State Fire Prevention Code (§§ 1-4);
2. increases the membership of the state fire marshal's advisory committee to include two individuals suggested by DESPP's Fire and Explosion Investigation Unit (§ 5);
3. allows the DESPP commissioner to issue official interpretations of the State Fire Prevention Code, instead of only the state fire marshal being able to do so (§ 5);
4. requires nonresident owners and certain federally contracted providers of rental real property in municipalities with 25,000 or more people to provide their identifying information to the town, and landlords to comply (§§ 6 & 7);
5. increases potential fines for subsequent violations of (a) the State Building Code, State Fire Prevention Code, or Fire Safety Code or (b) ignoring a building inspector's written order (§§ 8-10);

6. modifies penalties for people who create fire hazards that endanger life or property (§ 11);
7. requires the State Building Code to be amended to (a) specifically allow the installation of elevators of a certain size in residential buildings with six or fewer floors and less than 25 residential units and (b) define certain terms related to temporary agricultural structures (§ 12);
8. tasks the State Building Inspector and the Codes and Standards Committee (CSC) with creating and sharing a model ordinance with stricter energy-efficiency requirements than the State Building Code that supersede the code's comparable requirements for municipalities that adopt the ordinance (§ 13); and
9. requires age-restricted privately owned multifamily housing projects to have their elevators inspected at least once every 12 months by a Department of Administrative Services (DAS) elevator inspector (§ 14).

The bill also makes minor, technical, and conforming changes.

EFFECTIVE DATE: October 1, 2025, except the provisions on DESPP's regulations and the state fire marshal are effective upon passage.

§§ 1-4 — DESPP'S REGULATIONS FOR EXPLOSIVES, FIREWORKS, PYROTECHNICS, AND ROCKETS

Existing law gives the DESPP commissioner regulatory authority over the use of explosives and blasting agents; fireworks; indoor pyrotechnics, sparklers, and fountains for special effects; supervised special effect displays with pyrotechnics or flame producing devices; and rockets propelled by rocket motors.

The bill requires that the regulations concerning the use of these products be consistent with the State Fire Prevention Code. It also specifies that the commissioner has exclusive jurisdiction over them all,

instead of only explosives and blasting agents as under current law.

§ 5 — STATE FIRE MARSHAL ADVISORY COMMITTEE

The bill expands the membership of the state fire marshal's advisory committee from 9 to 11 members by including two individuals from a list DESPP's Fire and Explosion Investigation Unit submits to the state fire marshal. By law, this committee coordinates with the state fire marshal on the State Fire Prevention Code's adoption and administration.

Currently, the committee consists of two individuals from a list of Codes and Standards Committee members that committee submits and the other seven represent local fire marshals, deputy fire marshals, and fire inspectors, selected from a list provided by the Connecticut Fire Marshals Association. By law, unchanged by the bill, the state fire marshal appoints the members to the committee.

§ 5 — STATE FIRE PREVENTION CODE INTERPRETATION

The bill allows the DESPP commissioner, instead of only the state fire marshal, to issue official interpretations of the State Fire Prevention Code, upon request.

Correspondingly, the bill requires the commissioner to jointly compile, index, and publish the code interpretations with the state fire marshal, instead of the fire marshal doing this on her own. By law, these interpretations must be published at least quarterly.

§§ 6 & 7 — NONRESIDENT OWNERS OR LANDLORDS OF RENTAL REAL PROPERTY

The bill requires municipalities with a population of at least 25,000 based on the most recent decennial census ("covered municipalities," for this bill analysis) to require certain residential property owners and landlords to report specified information to the municipality, such as their current residential address. Existing law allows, but does not require, all municipalities to do so.

The bill also requires the reports to covered municipalities to include

other identifying information for the owner, landlord, or agent in charge of the building. Under current law, this requirement applies only to certain individuals associated with a business entity that owns rental property.

Additionally, under the bill, violators commit a violation punishable by a \$250 to \$1,000 fine, rather than an infraction.

The bill adds complying with the modified reporting requirement to the law's list of landlord responsibilities. Under existing law, (1) rental agreements cannot allow landlords to receive rent payments for any period during which the landlord is noncompliant with these responsibilities (CGS § 47a-4a) and (2) a tenant who claims that the landlord failed to perform his or her legal duties may generally bring an action in Superior Court to seek relief (CGS § 47a-14h).

Municipal Landlord Identification Requirements

Current law allows municipalities to require nonresident property owners and landlords renting to federal Housing Choice Voucher program participants (also known as "project-based housing providers" or PBHPs) to report certain information to the tax assessor or another designated municipal officer. This information must include the following:

1. the owner's or PBHP's current residential address, if they are an individual, or
2. the current residential address of (a) the agent in charge of the building and (b) each person who exercises day-to-day financial or operational control of the property (the "controlling participants"), if the owner or PBHP is a business entity that owns rental property in the state.

For business entities, this report must also include identifying information for the controlling participants.

Identifying Information and Nonresident Owners

Current law does not define “identifying information,” but under the bill it is proof of a person’s name, birth date, current residential address, and driver’s license number or other government-issued identification number. The bill also defines nonresident owner, which is a person (or entity) who does not live at the residential rental property and is either (1) an owner or (2) a controlling participant.

Covered Municipalities

Under the bill, covered municipalities must require nonresident property owners and PBHPs to report the information described above to them. For these municipalities, the bill also expands the reporting requirement to include accurate identifying information for the nonresident owner, PBHP, or agent in charge. Under current law, reports provided to a tax assessor on or after October 1, 2023, are exempt from disclosure under the state’s Freedom of Information Act. The bill makes these reports exempt regardless of when they were provided.

Violations of Reporting Requirement

Under the bill, a person who violates the reporting requirement discussed above commits a violation punishable by a \$250 to \$1,000 fine, rather than an infraction as under current law. (Infractions are punishable by fines, usually set by Superior Court judges, of between \$35 and \$90, plus a \$20 or \$35 surcharge and an additional fee based on the amount of the fine.)

Existing law also allows municipalities to adopt an ordinance setting a civil penalty for violations of the reporting requirement. The penalty cannot exceed \$500 for a first violation and \$1,000 for subsequent violations. Anyone who is assessed a civil penalty may appeal to the Superior Court (CGS § 47a-6b).

§§ 8-11 — BUILDING CODE AND FIRE-RELATED VIOLATIONS

Increased Fines for Repeat Code or Building Inspector Order Violations

Under current law, violations of the State Building Code, State Fire Prevention Code, and Fire Safety Code are punishable by a fine of \$200

to \$1,000, up to six months in prison, or both. The same penalties apply for violating a building inspector's written order to provide exit facilities or to repair, alter, or remove part of a building.

The bill increases the possible fine for subsequent violations to \$500 to \$2,000, while keeping the same maximum prison term.

As under existing law, fire code-related violations may also be subject to a fine of \$50 per day for each day the violation continues.

Increased Penalties for Fire Hazards

Under current law, anyone who (1) stores combustible materials in a way that poses an increased fire risk to people or property; (2) creates an environment that poses a fire risk or would interfere with people exiting a premise in the case of a fire; or (3) violates any laws on fire prevention or safety can be fined up to \$100, imprisoned up to three months, or both, and fined an additional \$50 for each day the conditions remain at the premises.

Under the bill, first-time violators can be fined up to \$250 but are no longer subject to possible daily fines or imprisonment. Repeat violators are guilty of a class A misdemeanor, which is punishable by a fine up to \$2,000 and up to 364 days in prison.

§§ 12 & 14 — RESIDENTIAL ELEVATORS

The bill requires the next adopted version of the State Building Code to explicitly permit the installation of elevators large enough for two people, including one in a wheelchair, in residential buildings with (1) six or fewer floors and (2) less than 25 residential units. The bill also requires the next code revision to define "high tunnels" and "hoop homes" and classify them as temporary agricultural structures.

Specifically, the state building inspector and CSC, with the DAS commissioner's approval, must include these amendments in the next code update.

Inspections (§ 14)

The bill requires that all privately owned multifamily housing projects must have their elevators inspected at least once every 12 months by a DAS elevator inspector. Following each inspection, the inspector must submit a report to the state building inspector that describes the status of (1) each elevator on the premises and (2) any ongoing elevator repair, including how long any elevator is expected to remain inoperable.

A privately owned multifamily housing project is a real property that is at least 15 stories tall, contains age restricted dwelling units, and is subject to a mortgage ensured under the National Housing Act (12 U.S.C. § 1701).

§ 13 — MODEL ENERGY-EFFICIENCY MUNICIPAL ORDINANCE

The bill requires the state building inspector and the CSC, by July 1, 2026, to create and share a model ordinance with stricter energy-efficiency requirements than the State Building Code. In developing the ordinance, the inspector and committee must consider input from the public and those with interest in the matter. Municipalities can adopt the ordinance, and if they do, it supersedes the energy efficiency requirements in the building code.

COMMITTEE ACTION

Public Safety and Security Committee

Joint Favorable Substitute

Yea 29 Nay 0 (03/18/2025)