



# Senate

General Assembly

**File No. 641**

January Session, 2025

Substitute Senate Bill No. 1522

*Senate, April 10, 2025*

The Committee on Government Administration and Elections reported through SEN. FLEXER of the 29th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

***AN ACT RENAMING THE COMMUNITY INVESTMENT ACCOUNT THE DONALD E. WILLIAMS, JR. COMMUNITY INVESTMENT ACCOUNT AND INCREASING FUNDING FOR SAID ACCOUNT.***

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

1 Section 1. Section 4-66aa of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 [(a)] There is established, within the General Fund, a separate,  
4 nonlapsing account to be known as the ["community investment  
5 account"] "Donald E. Williams, Jr. community investment account". The  
6 account shall contain any moneys required by law to be deposited in the  
7 account. The funds in the account shall be distributed every three  
8 months as follows: (1) [Ten] Twelve dollars of each fee credited to said  
9 account shall be deposited into the agriculture sustainability account  
10 established pursuant to section 4-66cc and, then, of the remaining funds,  
11 (2) twenty-five per cent to the Department of Economic and Community  
12 Development to use as follows: (A) [Three hundred eighty] Four

13 hundred seventy-five thousand dollars, annually, to supplement the  
14 technical assistance and preservation activities of the Connecticut Trust  
15 for Historic Preservation, established pursuant to special act 75-93, and  
16 (B) the remainder to supplement historic preservation activities as  
17 provided in sections 10-409 to 10-415, inclusive; (3) twenty-five per cent  
18 to the Department of Housing to supplement new or existing affordable  
19 housing programs; (4) twenty-five per cent to the Department of Energy  
20 and Environmental Protection for municipal open space grants; and (5)  
21 twenty-five per cent to the Department of Agriculture to use as follows:  
22 (A) [Five hundred] Six hundred twenty-five thousand dollars annually  
23 for the agricultural viability grant program established pursuant to  
24 section 22-26j; (B) [five hundred] six hundred twenty-five thousand  
25 dollars annually for the farm transition program established pursuant  
26 to section 22-26k; (C) one hundred twenty-five thousand dollars  
27 annually to encourage the sale of Connecticut-grown food to schools,  
28 restaurants, retailers and other institutions and businesses in the state;  
29 (D) [seventy-five] ninety-three thousand seven hundred fifty dollars  
30 annually for the Connecticut farm link program established pursuant to  
31 section 22-26l; (E) [forty-seven thousand five hundred] fifty-nine  
32 thousand three hundred seventy-five dollars annually for the Seafood  
33 Advisory Council established pursuant to section 22-455; (F) [forty-  
34 seven thousand five hundred] fifty-nine thousand three hundred  
35 seventy-five dollars annually for the Connecticut Farm Wine  
36 Development Council established pursuant to section 22-26c; (G)  
37 [twenty-five] thirty-one thousand two hundred fifty dollars annually to  
38 the Connecticut Food Policy Council established pursuant to section 22-  
39 456; and (H) the remainder for farmland preservation programs  
40 pursuant to chapter 422. Each agency receiving funds under this section  
41 may use not more than ten per cent of such funds for administration of  
42 the programs for which the funds were provided.

43 [(b) Notwithstanding the provisions of subsection (a) of this section,  
44 fifty per cent of the moneys deposited in the community investment  
45 account from January 1, 2016, until June 30, 2017, shall be credited every  
46 three months to the resources of the General Fund, provided the funds  
47 remaining in the account shall be distributed as provided in subsection

48 (a) of this section.]

49 Sec. 2. Subsection (e) of section 7-34a of the general statutes is  
50 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
51 *2025*):

52 (e) In addition to the fees for recording a document under subsection  
53 (a) of this section, town clerks shall receive a fee of [forty] fifty dollars  
54 for each document recorded in the land records of the municipality. The  
55 town clerk shall retain [one dollar] two dollars of any fee paid pursuant  
56 to this subsection and three dollars of such fee shall become part of the  
57 general revenue of the municipality and be used to pay for local capital  
58 improvement projects, as defined in section 7-536. Not later than the  
59 fifteenth day of each month, town clerks shall remit [thirty-six] forty-  
60 five dollars of the fees paid pursuant to this subsection during the  
61 previous calendar month to the State Treasurer. Upon deposit in the  
62 General Fund, such amount shall be credited to the Donald E. Williams,  
63 Jr. community investment account established pursuant to section 4-  
64 66aa, as amended by this act. The provisions of this subsection shall not  
65 apply to any document recorded on the land records by an employee of  
66 the state or of a municipality in conjunction with such employee's  
67 official duties. As used in this subsection, "municipality" includes each  
68 town, consolidated town and city, city, consolidated town and borough,  
69 borough, and district, as defined in chapter 105 or 105a, any municipal  
70 corporation or department thereof created by a special act of the General  
71 Assembly, and each municipal board, commission and taxing district  
72 not previously mentioned.

73 Sec. 3. Subsection (h) of section 49-10 of the general statutes is  
74 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
75 *2025*):

76 (h) Notwithstanding the provisions concerning remittance and  
77 retention of fees set forth in section 7-34a, as amended by this act, the  
78 recording fees paid in accordance with subsections (a), (d) and (e) of  
79 [said] section 7-34a, as amended by this act, by a nominee of a  
80 mortgagee, as defined in subdivision (2) of subsection (a) of [said]

81 section 7-34a, shall be allocated as follows: (1) For fees collected upon a  
82 recording by a nominee of a mortgagee, except for the recording of (A)  
83 an assignment of mortgage in which the nominee of a mortgagee  
84 appears as assignor, and (B) a release of mortgage, as described in  
85 section 49-8, by a nominee of a mortgagee, the town clerk shall remit one  
86 hundred ten dollars of such fees to the state, such fees shall be deposited  
87 into the General Fund and, upon deposit in the General Fund, [thirty-  
88 six] forty-five dollars of such fees shall be credited to the Donald E.  
89 Williams, Jr. community investment account established pursuant to  
90 section 4-66aa, as amended by this act; the town clerk shall retain [forty-  
91 nine] fifty dollars of such fees, thirty-nine dollars of which shall become  
92 part of the general revenue of such municipality and [ten] eleven dollars  
93 of which shall be deposited into the town clerk fund; and the town clerk  
94 shall retain any fees for additional pages beyond the first page in  
95 accordance with the provisions of subdivision (2) of subsection (a) of  
96 [said] section 7-34a; and (2) for the fee collected upon a recording of (A)  
97 an assignment of mortgage in which the nominee appears as assignor,  
98 or (B) a release of mortgage by a nominee of a mortgagee, the town clerk  
99 shall remit one hundred twenty-seven dollars of such fee to the state,  
100 such fee shall be deposited into the General Fund and, upon deposit in  
101 the General Fund, [thirty-six] forty-five dollars of such fee shall be  
102 credited to the Donald E. Williams, Jr. community investment account,  
103 [and, until October 1, 2014, sixty dollars of such fee shall be credited to  
104 the State Banking Fund for purposes of funding the foreclosure  
105 mediation program established by section 49-31m;] and the town clerk  
106 shall retain [thirty-two] thirty-three dollars of such fee, which shall  
107 become part of the general revenue of such municipality.

108 Sec. 4. Section 22-38a of the general statutes is repealed and the  
109 following is substituted in lieu thereof (*Effective July 1, 2025*):

110 The Commissioner of Agriculture shall establish and administer a  
111 program to promote the marketing of farm products grown and  
112 produced in Connecticut for the purpose of encouraging the  
113 development of agriculture in the state. The commissioner may, within  
114 available appropriations, provide a grant-in-aid to any person, firm,

115 partnership or corporation engaged in the promotion and marketing of  
116 such farm products, provided the words "CONNECTICUT-GROWN"  
117 or "CT-Grown" are clearly incorporated in such promotional and  
118 marketing activities. The commissioner shall (1) provide for the design,  
119 plan and implementation of a multiyear, state-wide marketing and  
120 advertising campaign, including, but not limited to, television and radio  
121 advertisements, promoting the availability of, and advantages of  
122 purchasing, Connecticut-grown farm products, (2) establish and  
123 continuously update a web site connected with such advertising  
124 campaign that includes, but is not limited to, a comprehensive listing of  
125 Connecticut farmers' markets, pick-your-own farms, roadside and on-  
126 farm markets, farm wineries, garden centers and nurseries selling  
127 predominantly Connecticut-grown horticultural products and agri-  
128 tourism events and attractions, and (3) conduct efforts to promote  
129 interaction and business relationships between farmers and restaurants,  
130 grocery stores, institutional cafeterias and other potential institutional  
131 purchasers of Connecticut-grown farm products, including, but not  
132 limited to, (A) linking farmers and potential purchasers through a  
133 separate feature of the web site established pursuant to this section, and  
134 (B) organizing state-wide or regional events promoting Connecticut-  
135 grown farm products, where farmers and potential institutional  
136 customers are invited to participate. The commissioner shall use his best  
137 efforts to solicit cooperation and participation from the farm, corporate,  
138 retail, wholesale and grocery communities in such advertising, Internet-  
139 related and event planning efforts, including, but not limited to,  
140 soliciting private sector matching funds. The commissioner shall use all  
141 of the funds provided to the Department of Agriculture pursuant to  
142 subparagraph (C) of subdivision (5) of [subsection (a) of] section 4-66aa,  
143 as amended by this act, for the purposes of this section. The  
144 commissioner shall report annually to the joint standing committee of  
145 the General Assembly having cognizance of matters relating to the  
146 environment on issues with respect to efforts undertaken pursuant to  
147 the requirements of this section, including, but not limited to, the  
148 amount of private matching funds received and expended by the  
149 department. The commissioner may adopt, in accordance with chapter

150 54, such regulations as he deems necessary to carry out the purposes of  
151 this section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2025</i>	4-66aa
Sec. 2	<i>July 1, 2025</i>	7-34a(e)
Sec. 3	<i>July 1, 2025</i>	49-10(h)
Sec. 4	<i>July 1, 2025</i>	22-38a

**GAE**      *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:**

<b>Agency Affected</b>	<b>Fund-Effect</b>	<b>FY 26 \$</b>	<b>FY 27 \$</b>
Department of Housing; Department of Energy and Environmental Protection; Department of Economic & Community Development	GF - Revenue Gain	713,349 each	713,349 each
Department of Agriculture	GF - Revenue Gain	1,496,634	1,496,634

Note: GF=General Fund

### **Municipal Impact:**

<b>Municipalities</b>	<b>Effect</b>	<b>FY 26 \$</b>	<b>FY 27 \$</b>
Various Municipalities	Revenue Gain	391,642	391,642

## **Explanation**

The bill increases the land recording fee that funds the community invest account (CIA) from \$40 to \$50 and results in a revenue gain of approximately \$3.6 million to various state agencies and revenue gain of approximately \$391,642 to various municipalities<sup>1</sup> beginning in FY 26.

Based on the fee increase, the Departments of Economic and Community Development, Energy and Environmental Protection, and Housing will each receive approximately \$713,349 of additional revenue from the CIA. These funds, as well as existing CIA funds, are directed to specific programs in current statute. The Department of Agriculture will receive additional revenue of approximately \$1,496,634 (\$783,285 to

<sup>1</sup> Estimates are based on FY 24 numbers.

the dairy farmers agriculture sustainability account and \$713,349 for various specified programs).

The bill increases the portion the town clerk retains for recording land records from \$1 to \$2. In total, municipalities will receive an additional \$391,642 as a result of this bill.

***The Out Years***

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of land recording transactions.



**OLR Bill Analysis****sSB 1522*****AN ACT RENAMING THE COMMUNITY INVESTMENT ACCOUNT THE DONALD E. WILLIAMS, JR. COMMUNITY INVESTMENT ACCOUNT AND INCREASING FUNDING FOR SAID ACCOUNT.*****SUMMARY**

This bill increases the land record recording fee that funds the General Fund's community investment account (CIA) and increases the amounts the designated recipients received from the account. It also renames the account the "Donald E. Williams, Jr. community investment account."

The bill also makes technical changes, including eliminating obsolete provisions.

EFFECTIVE DATE: July 1, 2025

**DISTRIBUTION OF FUNDS**

By law, the CIA provides funding for milk producers and projects related to open space, farmland preservation, historic preservation, affordable housing, and agriculture promotion. Money is distributed quarterly to the state's agriculture sustainability account and the departments of Agriculture, Economic and Community Development, Energy and Environmental Protection, and Housing.

In most cases, the bill increases the annual amount distributed to its subrecipients by 25%, but does not change the overall distribution between the four departments (see below).

**Table: Distribution of CIA Under Current Law and the Bill**

<i>Recipient</i>	<i>Current Law Distribution</i>	<i>The Bill's Distribution</i>
Agriculture Sustainability Account	First \$10 per fee	First \$12 per fee

<i>Recipient</i>	<i>Current Law Distribution</i>	<i>The Bill's Distribution</i>
	credited to the CIA	credited to the CIA
Department of Economic and Community Development	25%	25%
Technical assistance and preservation activities of the CT Trust for Historic Preservation	\$380,000	\$475,000
Supplement activities of the Historic Preservation Council and related Department of Economic and Community Development activities (e.g., grants in aid for historic structures and placing plaques and markers)	Remainder	Remainder
Department of Housing to supplement new or existing affordable housing programs	25%	25%
Department of Energy and Environmental Protection for municipal open space grants	25%	25%
Department of Agriculture	25%	25%
Agricultural Viability Grant Program	\$500,000	\$625,000
Farm Transition Program	\$500,000	\$625,000
Encourage the sale of CT-grown food to schools, restaurants, retailers and other institutions and businesses in the state	\$100,000	\$125,000
CT Farm Link Program	\$75,000	\$93,750
Seafood Advisory Council	\$47,500	\$59,375
CT Farm Wine Development Council	\$47,500	\$59,375
CT Food Policy Council	\$25,000	\$31,250
Farmland preservation programs	Remainder	Remainder

## FEE INCREASES

Specifically, it increases the fee for recording land records from \$40 to \$50, and increases the portion the town clerk may retain from \$1 to \$2. It correspondingly increases the amount of the fee town clerks must remit to the state treasurer for deposit in the CIA from \$36 to \$45. (Other fees charged for recording land records are unchanged by the bill.)

Current law also sets a minimum \$116 fee for recording most documents by mortgagee nominees, of which the town clerk may retain \$10 for deposit in the town clerk fund and must remit \$110 to the state for deposit in the General Fund. For assignments to or releases by mortgage nominees, the law sets the fee at \$159, of which the town clerk may retain \$32 as general municipal revenue and must remit \$127 to the

state for the General Fund.

In either case, the bill increases, from \$36 to \$45, the amount that the state must credit to the CIA from the amount deposited in the General Fund as well as increases the town clerk may retain by \$1 each. (However, the bill does not increase the overall fees or the portions remitted to the state.)

### **COMMITTEE ACTION**

Government Administration and Elections Committee

Joint Favorable Substitute

Yea    13    Nay   6    (03/26/2025)