



General Assembly

January Session, 2025

**Committee Bill No. 6249**

LCO No. 5358



Referred to Committee on ENVIRONMENT

Introduced by:  
(ENV)

***AN ACT LIMITING APPEALS UNDER THE CONNECTICUT  
ENVIRONMENTAL PROTECTION ACT.***

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

1 Section 1. Section 22a-19 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2025*):

3 (a) (1) In any administrative, licensing or other proceeding, and in  
4 any judicial review thereof made available by law, except as provided  
5 in subsection (c) of this section, the Attorney General, any political  
6 subdivision of the state, any instrumentality or agency of the state or of  
7 a political subdivision thereof, any person, partnership, corporation,  
8 association, organization or other legal entity may intervene as a party  
9 on the filing of a verified pleading asserting that the proceeding or  
10 action for judicial review involves conduct which has, or which is  
11 reasonably likely to have, the effect of unreasonably polluting,  
12 impairing or destroying the public trust in the air, water or other natural  
13 resources of the state.

14 (2) The verified pleading shall contain specific factual allegations  
15 setting forth the nature of the alleged unreasonable pollution,

16 impairment or destruction of the public trust in air, water or other  
17 natural resources of the state and should be sufficient to allow the  
18 reviewing authority to determine from the verified pleading whether  
19 the intervention implicates an issue within the reviewing authority's  
20 jurisdiction. For purposes of this section, "reviewing authority" means  
21 the board, commission or other decision-making authority in any  
22 administrative, licensing or other proceeding or the court in any judicial  
23 review.

24 (b) In any administrative, licensing or other proceeding, the agency  
25 shall consider the alleged unreasonable pollution, impairment or  
26 destruction of the public trust in the air, water or other natural resources  
27 of the state and no conduct shall be authorized or approved which does,  
28 or is reasonably likely to, have such effect as long as, considering all  
29 relevant surrounding circumstances and factors, there is a feasible and  
30 prudent alternative consistent with the reasonable requirements of the  
31 public health, safety and welfare.

32 (c) (1) For the purposes of this subsection, (A) "residential building  
33 permit application" means any building permit application submitted  
34 in connection with the proposed construction or renovation of a  
35 structure that contains one or more dwelling units, and (B) "dwelling  
36 unit" has the same meaning as provided in section 47a-1.

37 (2) No person, partnership, corporation, association, organization or  
38 other legal entity may intervene as a party on the filing of a verified  
39 pleading in any administrative proceeding, or in any judicial review  
40 thereof pursuant to this section, if such proceeding or review concerns  
41 a residential building permit application unless such person,  
42 partnership, corporation, association, organization or other legal entity  
43 (A) owns or rents real property that abuts or is within a radius of one  
44 hundred feet of any portion of the land subject to such permit  
45 application, or (B) is a nonprofit organization.

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| This act shall take effect as follows and shall amend the following sections: |  |  |
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| Section 1 | <i>October 1, 2025</i> | 22a-19 |
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***Statement of Purpose:***

To limit who can take an appeal under CEPA for certain residential building permits.

*[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.]*

Co-Sponsors: REP. ROJAS, 9th Dist.

H.B. 6249