



General Assembly

**Substitute Bill No. 7119**

January Session, 2025



**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2 repealed and the following is substituted in lieu thereof (*Effective from*  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21 repealed and the following is substituted in lieu thereof (*Effective from*  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.