



General Assembly

## ***Substitute Bill No. 9***

*January Session, 2025*



### ***AN ACT CONCERNING THE ENVIRONMENT, CLIMATE AND SUSTAINABLE MUNICIPAL AND STATE PLANNING, AND THE USE OF NEONICOTINOIDS AND SECOND-GENERATION ANTICOAGULANT RODENTICIDES.***

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

1       Section 1. (NEW) (*Effective July 1, 2026*) (a) At the time an individual  
2       applies for personal risk insurance, as defined in section 38a-663 of the  
3       general statutes, excluding private passenger nonfleet automobile  
4       insurance, an insurance producer or surplus lines broker shall disclose  
5       to the individual the availability of flood insurance coverage. Such  
6       disclosure shall be in writing and provide an explanation of the option  
7       to purchase flood insurance through the National Flood Insurance  
8       Program established by the National Flood Insurance Act of 1968 or  
9       insurers that provide private flood coverage. The producer or surplus  
10      lines broker shall obtain a written acknowledgment from the individual  
11      of receipt of such flood insurance disclosure and whether the individual  
12      declined to purchase flood insurance for the subject property.

13      (b) Each insurance company that delivers, issues for delivery or  
14      renews a personal risk insurance policy, as defined in section 38a-663 of  
15      the general statutes, excluding private passenger nonfleet automobile  
16      insurance, shall include on the declarations page of such policy the  
17      following notice, printed in capital letters and boldface type:

NOTICE:

FLOOD COVERAGE IS NOT PROVIDED UNDER THIS  
INSURANCE POLICY

Sec. 2. (NEW) (*Effective July 1, 2026*) (a) Not later than the date of closing in a mortgage loan transaction, each creditor, as defined in section 49-6a of the general statutes, shall notify the mortgage loan applicant, in writing, that: (1) Standard homeowners insurance policies do not cover flood damage and related losses; (2) flood damage to property may occur regardless of whether the real property is located in a designated flood zone; and (3) the applicant may wish to consult a licensed insurance producer or surplus lines broker concerning the availability and benefits of obtaining flood insurance.

(b) The notice required by subsection (a) of this section shall be written in plain language and signed and dated by the mortgage loan applicant to acknowledge receipt of such notice. Each creditor shall keep and maintain a copy of such notice with the mortgage loan applicant's mortgage records.

Sec. 3. (NEW) (*Effective July 1, 2025*) (a) Each person required to provide a written residential condition report in accordance with section 20-327b of the general statutes shall concomitantly complete and provide to the prospective purchaser a flood disclosure notice, as prescribed by the Commissioner of Consumer Protection in accordance with the provisions of subsection (b) of this section. Such flood disclosure notice required by this section shall be provided for transactions occurring on or after July 1, 2026.

(b) On or before June 15, 2026, the Commissioner of Consumer Protection, in consultation with the Department of Energy and Environmental Protection, the Insurance Department, the Department of Housing, industry representatives and housing advocacy organizations, shall develop a flood disclosure notice, to be prepared in a format prescribed by the commissioner. Such notice shall include, but need not be limited to, the following: (1) Whether the property is located

50 in a Federal Emergency Management Agency designated floodplain; (2)  
51 whether the property is located in whole or in part in the Special Flood  
52 Hazard Area according to the Federal Emergency Management  
53 Agency's current flood insurance rate maps for the area; (3) whether the  
54 property is located in whole or in part in a moderate risk flood hazard  
55 area; (4) whether the property is subject to any requirement under  
56 federal law to obtain and maintain flood insurance on the property; (5)  
57 whether the seller has received assistance, or is aware of any previous  
58 owners receiving assistance, from the Federal Emergency Management  
59 Agency, the United States Small Business Administration or any other  
60 federal or state disaster assistance for flood damage to the property; (6)  
61 whether there is flood insurance on the property; (7) whether there is a  
62 Federal Emergency Management Agency elevation certificate available;  
63 (8) whether the seller has ever filed a claim for flood damage to the  
64 property with any insurance provider, including the National Flood  
65 Insurance Program; (9) whether the structure has experienced any water  
66 penetration or damage due to seepage or a natural flood event; and (10)  
67 any other information required by the commissioner.

68 (c) Notwithstanding the provisions of subdivision (3) of subsection  
69 (b) of section 20-327b of the general statutes, transfers of newly  
70 constructed residential real property for which an implied warranty is  
71 provided under chapter 827 of the general statutes shall be subject to the  
72 provisions of this section. The seller shall provide the flood disclosure  
73 notice required by this section at the time such seller would have  
74 otherwise been required to provide the report described in section 20-  
75 327b of the general statutes had such exemption not existed.

76 Sec. 4. Section 20-327c of the general statutes is repealed and the  
77 following is substituted in lieu thereof (*Effective July 1, 2025*):

78 (a) On or after [January 1, 1996] July 1, 2026, every agreement to  
79 purchase residential real estate, for which a written residential condition  
80 report is, or written residential condition reports are, required pursuant  
81 to section 20-327b, or a flood disclosure notice is required pursuant to  
82 section 3 of this act, shall include a requirement that the seller credit the

83 purchaser with the sum of five hundred dollars at closing should the  
84 seller fail to furnish the written residential condition report or reports as  
85 required by sections 20-327b to 20-327e, inclusive, or the flood  
86 disclosure report required by section 3 of this act.

87 (b) No seller who credits a purchaser pursuant to subsection (a) of  
88 this section shall, by reason of such credit, be excused from disclosing to  
89 the purchaser any defect in the residential real estate if such defect:

90 (1) Is subject to disclosure pursuant to section 20-327b or section 3 of  
91 this act;

92 (2) Is within the seller's actual knowledge of such residential real  
93 estate; and

94 (3) Significantly impairs (A) the value of such residential real estate,  
95 (B) the health or safety of future occupants of such residential real estate,  
96 or (C) the useful life of such residential real estate.

97 (c) A purchaser may, without limiting any other remedies available  
98 to the purchaser, bring a civil action in the judicial district in which the  
99 residential real estate is located to recover actual damages from a seller  
100 who fails to disclose to such purchaser any defect described in  
101 subsection (b) of this section.

102 Sec. 5. (NEW) (*Effective July 1, 2025*) (a) A landlord shall provide each  
103 tenant that leases real property from the landlord with a flood disclosure  
104 notice as prescribed by the Commissioner of Consumer Protection in  
105 accordance with subsection (b) of this section. The notice required by  
106 this section shall be provided for rental agreements executed or renewed  
107 on or after July 1, 2026, and shall be provided to the tenant prior to the  
108 execution or renewal of the rental agreement.

109 (b) On or before June 15, 2026, the Commissioner of Consumer  
110 Protection, in consultation with the Department of Energy and  
111 Environmental Protection, the Connecticut Insurance Department, the  
112 Department of Housing, industry representatives and housing

113 advocacy organizations, shall develop a flood disclosure notice with  
114 respect to the rental of real property, to be prepared in a format  
115 prescribed by the commissioner. Such notice shall include, but need not  
116 be limited to, the following information for the leased premises: (1)  
117 Whether the leased premises are located in a Federal Emergency  
118 Management Agency designated floodplain; (2) whether the leased  
119 premises are located in whole or in part in the Special Flood Hazard  
120 Area according to the Federal Emergency Management Agency's  
121 current flood insurance rate maps for the area; (3) whether the leased  
122 premises are located in whole or in part in a moderate risk flood hazard  
123 area; (4) whether the leased premises are subject to any requirement  
124 under federal law to obtain and maintain flood insurance on the  
125 property; (5) whether the landlord, or any tenant of the landlord with  
126 respect to the leased premises, has received assistance, or is aware of  
127 any previous owners or tenants receiving assistance, from the Federal  
128 Emergency Management Agency, the United States Small Business  
129 Administration or any other federal or state disaster assistance for flood  
130 damage to the leased premises; (6) whether there is a Federal Emergency  
131 Management Agency elevation certificate available; (7) whether the  
132 landlord, or any tenant of the landlord with respect to the leased  
133 premises, has ever filed a claim for flood damage to the property with  
134 any insurer, including the National Flood Insurance Program; (8)  
135 whether the leased premises have experienced any flood damage, water  
136 seepage or pooled water due to a flood event and, if so, how many times;  
137 (9) whether the landlord has actual knowledge that the leased premises  
138 containing the rental premises has been subjected to flooding; and (10)  
139 any other information required by the commissioner.

140 (c) Every rental agreement for residential property in this state shall  
141 contain the following notice to tenants: "Flood insurance may be  
142 available to renters through FEMA's National Flood Insurance Program  
143 to cover your personal property and contents in the event of a flood. A  
144 standard renter's insurance policy does not typically cover flood  
145 damage. You are encouraged to examine your policy to determine  
146 whether you are covered."

147 (d) For purposes of this section, "leased premises" means any portion  
148 of the property to which the tenant is granted access pursuant to the  
149 rental agreement, including, but not limited to, common areas and  
150 parking areas.

151 Sec. 6. Subsection (b) of section 22a-109 of the general statutes is  
152 repealed and the following is substituted in lieu thereof (*Effective October*  
153 *1, 2025*):

154 (b) The zoning commission may by regulation exempt any or all of  
155 the following uses from the coastal site plan review requirements of this  
156 chapter: (1) Minor additions to or modifications of existing buildings or  
157 detached accessory buildings, such as garages and utility sheds; (2)  
158 construction of new or modification of existing structures incidental to  
159 the enjoyment and maintenance of residential property including but  
160 not limited to walks, terraces, elevated decks, driveways, swimming  
161 pools, tennis courts, docks and detached accessory buildings; (3)  
162 construction of new or modification of existing on-premise structures  
163 including fences, walls, pedestrian walks and terraces, underground  
164 utility connections, essential electric, gas, telephone, water and sewer  
165 service lines, signs and such other minor structures as will not  
166 substantially alter the natural character of coastal resources or restrict  
167 access along the public beach; [(4) construction of an individual single-  
168 family residential structure except when such structure is located on an  
169 island not connected to the mainland by an existing road bridge or  
170 causeway or except when such structure is in or within one hundred  
171 feet of the following coastal resource areas: Tidal wetlands, coastal  
172 bluffs and escarpments and beaches and dunes; (5)] (4) activities  
173 conducted for the specific purpose of conserving or preserving soil,  
174 vegetation, water, fish, shellfish, wildlife and other coastal land and  
175 water resources; [(6)] (5) interior modifications to buildings; and [(7)] (6)  
176 minor changes in use of a building, structure or property except those  
177 changes occurring on property adjacent to or abutting coastal waters.  
178 Gardening, grazing and the harvesting of crops shall be exempt from  
179 the requirements of this chapter. Notwithstanding the provisions of this  
180 subsection, shoreline flood and erosion control structures as defined in

181 subsection (c) of this section shall not be exempt from the requirements  
182 of this chapter.

183 Sec. 7. Subsection (d) of section 22a-109 of the general statutes is  
184 repealed and the following is substituted in lieu thereof (*Effective October*  
185 *1, 2025*):

186 (d) A copy of each coastal site plan submitted for any shoreline flood  
187 and erosion control structure, any activity proposed within a FEMA-  
188 designated V, VE, A, AE or Limit of Moderate Wave Action (LiMWA)  
189 area, or any site that contains tidal wetlands, beaches or dunes shall be  
190 referred to the Commissioner of Energy and Environmental Protection  
191 within fifteen days of its receipt by the zoning commission or zoning  
192 board of appeals. The day of receipt shall be determined in accordance  
193 with subsection (c) of section 8-7d. The commissioner may comment on  
194 and make recommendations on such plans. Such comments and  
195 recommendations shall be submitted to the zoning commission or  
196 zoning board of appeals within thirty-five days of the date of receipt of  
197 the coastal site plan by the commissioner and shall be considered by the  
198 zoning commission or zoning board of appeals before final action on the  
199 plan. If the commissioner fails to comment on a plan within the thirty-  
200 five-day period or any extension granted by the zoning commission or  
201 zoning board of appeals, the zoning commission or zoning board of  
202 appeals may take final action on such plan. Failure to comment by the  
203 commissioner shall not be construed to be approval or disapproval.

204 Sec. 8. (NEW) (*Effective from passage*) For projects that have not begun  
205 construction by December 1, 2025, no state entity shall use state funds,  
206 from any source, and no recipient of state funds or a federal grant or  
207 loan provided through a state agency shall use any such money, from  
208 any source, to directly subsidize the construction of any new residential  
209 structure or reconstruction of a residential structure that increases the  
210 finished habitable living space within a residential structure when such  
211 structure is located within the floodway or within the coastal high  
212 hazard areas, including Coastal AE, VE and V zones, and Limit of  
213 Moderate Wave Action (LiMWA) areas, as defined by the Federal

214 Emergency Management Agency or on repetitive-loss properties,  
215 provided such prohibition shall not preclude reconstruction of any  
216 existing residential structure for the sole purpose of bringing the  
217 structure into Federal Emergency Management Agency compliance or  
218 work performed on an area of property that is outside of the floodway  
219 or the coastal high hazard areas, including Coastal AE, VE and V zones,  
220 and Limit of Moderate Wave Action (LiMWA) areas, as defined by the  
221 Federal Emergency Management Agency.

222 Sec. 9. Subsection (a) of section 25-68o of the general statutes is  
223 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
224 *2025*):

225 (a) (1) On and after October 1, 2019, in the preparation of any  
226 municipal evacuation plan or hazard mitigation plan, such municipality  
227 shall consider the most recent sea level change scenario updated  
228 pursuant to subsection (b) of this section.

229 (2) On and after October 1, 2025, any such municipal evacuation or  
230 hazard mitigation plan shall identify and address (A) threats to surface  
231 transportation, critical infrastructure and local land uses as a result of  
232 such sea level change, and (B) actions, strategies and capital projects to  
233 avoid or reduce the impacts and risks resulting from climate change,  
234 including, but not limited to, increased precipitation, flooding, sea level  
235 rise and extreme heat. Any such surface transportation, critical  
236 infrastructure, local land uses, actions, strategies and capital projects  
237 shall be identified in geospatial data, as applicable, in addition to being  
238 identified in such plan, and such data shall be made available to the  
239 Commissioner of Emergency Services and Public Protection, the  
240 Commissioner of Transportation and the Secretary of the Office of  
241 Policy and Management upon request. Such geospatial data shall be  
242 produced in the plane coordinate system, as described in section 13a-  
243 255. Such work may be conducted on a regional basis.

244 Sec. 10. (NEW) (*Effective July 1, 2025*) On or before October 1, 2026,  
245 and annually thereafter, each municipality shall submit a geospatial



246 data file of each culvert and bridge within the control and boundaries of  
247 such municipality to the regional council of governments of which it is  
248 a member in a form and manner prescribed by the Office of Policy and  
249 Management, in consultation with the Departments of Transportation  
250 and Energy and Environmental Protection. Such geospatial data shall  
251 be produced and provided in the plane coordinate system, as described  
252 in section 13a-255 of the general statutes. Such data file shall include, but  
253 need not be limited to, geospatial data pertaining to each culvert and  
254 bridge, the locational coordinates of each culvert and bridge, the age and  
255 dimensions of each culvert and bridge and any additional information  
256 deemed necessary by the Office of Policy and Management, in  
257 consultation with the Departments of Transportation and Energy and  
258 Environmental Protection. On or before December 1, 2026, and annually  
259 thereafter, each regional council of governments shall: (1) Submit such  
260 geospatial data file to the Secretary of the Office of Policy and  
261 Management, and (2) report each municipality that failed to provide  
262 such geospatial data file.

263       Sec. 11. Section 7-364 of the general statutes is repealed and the  
264 following is substituted in lieu thereof (*Effective July 1, 2025*):

265       Upon the recommendation of the budget-making authority and  
266 approval by the legislative body, any part or the whole of such fund  
267 may be used for (1) capital and nonrecurring expenditures, but such use  
268 shall be restricted to the financing of all or part of the planning,  
269 construction, reconstruction or acquisition of any specific capital  
270 improvement, including, but not limited to, planning, construction,  
271 reconstruction or acquisition intended to increase the resiliency of a  
272 capital improvement against the impacts of climate change, including,  
273 but not limited to, increased precipitation, flooding, sea level rise and  
274 extreme heat, or the acquisition of any specific item of equipment, (2)  
275 costs associated with a property tax revaluation, and (3) costs associated  
276 with the preparation, amendment or adoption of a plan of conservation  
277 and development pursuant to section 8-23, as amended by this act.  
278 Upon the approval of any such expenditure, an appropriation shall be  
279 set up, plainly designated for the project, acquisition, revaluation or

280 plan of conservation and development for which it has been authorized,  
281 and such unexpended appropriation may be continued until such  
282 project, acquisition, revaluation or plan of conservation and  
283 development is completed. Any unexpended portion of such  
284 appropriation remaining after such completion shall revert to said  
285 reserve fund.

286 Sec. 12. Subsection (a) of section 13a-175a of the general statutes is  
287 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
288 *2025*):

289 (a) For each fiscal year there shall be allocated twelve million five  
290 hundred thousand dollars out of the funds appropriated to the  
291 Department of Transportation, or from any other source, not otherwise  
292 prohibited by law, to be used by the towns (1) for the construction,  
293 reconstruction, improvement [or] and maintenance of highways,  
294 sections of highways, bridges [or] and structures incidental to highways  
295 and bridges, [or the improvement thereof,] including (A) construction,  
296 reconstruction, improvements and maintenance intended to increase  
297 resiliency against increased precipitation, flooding, sea level rise and  
298 extreme heat, and (B) the plowing of snow, the sanding of icy  
299 pavements, the trimming and removal of trees, the installation,  
300 replacement and maintenance of traffic signs, signals and markings, (2)  
301 for traffic control and vehicular safety programs, traffic and parking  
302 planning and administration, and other purposes and programs related  
303 to highways, traffic and parking, and (3) for the purposes of providing  
304 and operating essential public transportation services and related  
305 facilities.

306 Sec. 13. Subsections (d) to (f), inclusive, of section 8-23 of the general  
307 statutes are repealed and the following is substituted in lieu thereof  
308 (*Effective July 1, 2025*):

309 (d) In preparing such plan, the commission or any special committee  
310 shall consider the following: (1) The community development action  
311 plan of the municipality, if any, (2) the need for affordable housing, (3)

312 the need for protection of existing and potential public surface and  
313 ground drinking water supplies, (4) the use of cluster development and  
314 other development patterns to the extent consistent with soil types,  
315 terrain and infrastructure capacity within the municipality, (5) the state  
316 plan of conservation and development adopted pursuant to chapter 297,  
317 (6) the regional plan of conservation and development adopted  
318 pursuant to section 8-35a, as amended by this act, (7) physical, social,  
319 economic and governmental conditions and trends, (8) the needs of the  
320 municipality including, but not limited to, human resources, education,  
321 health, housing, recreation, social services, public utilities, public  
322 protection, transportation and circulation and cultural and  
323 interpersonal communications, (9) the objectives of energy-efficient  
324 patterns of development, the use of solar and other renewable forms of  
325 energy and energy conservation, (10) protection and preservation of  
326 agriculture, (11) the most recent sea level change scenario updated  
327 pursuant to subsection (b) of section 25-68o, [and] (12) the need for  
328 technology infrastructure in the municipality, and (13) for any such plan  
329 adopted on or after October 1, 2026, the most recent hazard and climate  
330 projections established by federal and state authorities, including, but  
331 not limited to, the National Oceanic and Atmospheric Administration,  
332 the Federal Emergency Management Agency, the United States  
333 Environmental Protection Agency and The University of Connecticut.

334 (e) (1) [Such] Any such plan of conservation and development  
335 adopted prior to October 1, 2026, shall (A) be a statement of policies,  
336 goals and standards for the physical and economic development of the  
337 municipality, (B) provide for a system of principal thoroughfares,  
338 parkways, bridges, streets, sidewalks, multipurpose trails and other  
339 public ways as appropriate, (C) be designed to promote, with the  
340 greatest efficiency and economy, the coordinated development of the  
341 municipality and the general welfare and prosperity of its people and  
342 identify areas where it is feasible and prudent (i) to have compact,  
343 transit accessible, pedestrian-oriented mixed use development patterns  
344 and land reuse, and (ii) to promote such development patterns and land  
345 reuse, (D) recommend the most desirable use of land within the

346 municipality for residential, recreational, commercial, industrial,  
347 conservation, agricultural and other purposes and include a map  
348 showing such proposed land uses, (E) recommend the most desirable  
349 density of population in the several parts of the municipality, (F) note  
350 any inconsistencies with the following growth management principles:  
351 (i) Redevelopment and revitalization of commercial centers and areas of  
352 mixed land uses with existing or planned physical infrastructure; (ii)  
353 expansion of housing opportunities and design choices to accommodate  
354 a variety of household types and needs; (iii) concentration of  
355 development around transportation nodes and along major  
356 transportation corridors to support the viability of transportation  
357 options and land reuse; (iv) conservation and restoration of the natural  
358 environment, cultural and historical resources and existing farmlands;  
359 (v) protection of environmental assets critical to public health and  
360 safety; and (vi) integration of planning across all levels of government  
361 to address issues on a local, regional and state-wide basis, (G) make  
362 provision for the development of housing opportunities, including  
363 opportunities for multifamily dwellings, consistent with soil types,  
364 terrain and infrastructure capacity, for all residents of the municipality  
365 and the planning region in which the municipality is located, as  
366 designated by the Secretary of the Office of Policy and Management  
367 under section 16a-4a, (H) promote housing choice and economic  
368 diversity in housing, including housing for both low and moderate  
369 income households, and encourage the development of housing which  
370 will meet the housing needs identified in the state's consolidated plan  
371 for housing and community development prepared pursuant to section  
372 8-37t and in the housing component and the other components of the  
373 state plan of conservation and development prepared pursuant to  
374 chapter 297, and (I) consider allowing older adults and persons with a  
375 disability the ability to live in their homes and communities whenever  
376 possible. Such plan may: (i) Permit home sharing in single-family zones  
377 between up to four adult persons of any age with a disability or who are  
378 sixty years of age or older, whether or not related, who receive  
379 supportive services in the home; (ii) allow accessory apartments for  
380 persons with a disability or persons sixty years of age or older, or their

381 caregivers, in all residential zones, subject to municipal zoning  
382 regulations concerning design and long-term use of the principal  
383 property after it is no longer in use by such persons; and (iii) expand the  
384 definition of "family" in single-family zones to allow for accessory  
385 apartments for persons sixty years of age or older, persons with a  
386 disability or their caregivers. In preparing such plan the commission  
387 shall consider focusing development and revitalization in areas with  
388 existing or planned physical infrastructure.

389     (2) Any such plan of conservation and development adopted on or  
390 after October 1, 2026, shall (A) be a statement of policies, goals and  
391 standards for the physical and economic development of the  
392 municipality; (B) provide for a system of principal thoroughfares,  
393 parkways, bridges, streets, sidewalks, multipurpose trails and other  
394 public ways as appropriate; (C) be designed to promote, with the  
395 greatest efficiency and economy, the coordinated development of the  
396 municipality and the general welfare and prosperity of its people and  
397 identify areas where it is feasible and prudent (i) to have compact,  
398 transit-accessible, pedestrian-oriented mixed use development patterns  
399 and land reuse, and (ii) to promote such development patterns and land  
400 reuse; (D) (i) include a climate change vulnerability assessment, based  
401 on information from sources described in section 13 of this act, which  
402 shall consist of an assessment of existing and anticipated threats to and  
403 vulnerabilities of the municipality that are associated with natural  
404 disasters, hazards and climate change, including, but not limited to,  
405 increased temperatures, drought, flooding, wildfire, storm damage and  
406 sea level rise, and the impacts such disasters and hazards may have on  
407 individuals, communities, institutions, businesses, economic  
408 development, public infrastructure and facilities, public health, safety  
409 and welfare, (ii) identify goals, policies and techniques to avoid or  
410 reduce such threats, vulnerabilities and impacts, and (iii) include a  
411 statement describing any consistencies and inconsistencies identified  
412 between such assessment and any existing or proposed municipal  
413 natural hazard mitigation plan, floodplain management plan,  
414 comprehensive emergency operations plan, emergency response plan,

415 post-disaster recovery plan, long-range transportation plan or capital  
416 improvement plan in the municipality, and identify and recommend,  
417 where necessary, the integration of data from such assessment into any  
418 such plans and any actions necessary to achieve consistency and  
419 coordination between such assessment and any such plans; (E)  
420 recommend the most desirable use of land within the municipality for  
421 residential, recreational, commercial, industrial, conservation,  
422 agricultural and other purposes and include a map showing such  
423 proposed land uses which considers the threats, vulnerabilities and  
424 impacts identified in the climate change vulnerability assessment  
425 conducted pursuant to subparagraph (D)(i) of this subdivision; (F)  
426 recommend the most desirable density of population in the several parts  
427 of the municipality; (G) note any inconsistencies with the following  
428 growth management principles: (i) Redevelopment and revitalization of  
429 commercial centers and areas of mixed land uses with existing or  
430 planned physical infrastructure; (ii) expansion of housing opportunities  
431 and design choices to accommodate a variety of household types and  
432 needs; (iii) concentration of development around transportation nodes  
433 and along major transportation corridors to support the viability of  
434 transportation options and land reuse and reduction of vehicle mileage;  
435 (iv) conservation and restoration of the natural environment, cultural  
436 and historical resources and existing farmlands; (v) protection of  
437 environmental assets critical to public health and safety; and (vi)  
438 integration of planning across all levels of government to address issues  
439 on a local, regional and state-wide basis; (H) make provision for the  
440 development of housing opportunities, including opportunities for  
441 multifamily dwellings, consistent with soil types, terrain and  
442 infrastructure capacity, for all residents of the municipality and the  
443 planning region in which the municipality is located, as designated by  
444 the Secretary of the Office of Policy and Management pursuant to  
445 section 16a-4a; (I) promote housing choice and economic diversity in  
446 housing, including housing for both low and moderate income  
447 households, and encourage the development of housing which will  
448 meet the housing needs identified in the state's consolidated plan for  
449 housing and community development prepared pursuant to section 8-

450 37t and in the housing component and the other components of the state  
451 plan of conservation and development prepared pursuant to chapter  
452 297; (I) consider allowing older adults and persons with disabilities the  
453 ability to live in their homes and communities whenever possible; (K)  
454 identify infrastructure, including, but not limited to, facilities, public  
455 utilities and roadways, that is critical for evacuation purposes and  
456 sustaining quality of life during a natural disaster, and that shall be  
457 maintained at all times in an operational state; (L) identify strategies and  
458 design standards that may be implemented to avoid or reduce risks  
459 associated with natural disasters, hazards and climate change; and (M)  
460 include geospatial data utilized in preparing such plan or that is  
461 necessary to convey information in such plan. Any such plan may: (i)  
462 Permit home sharing in single-family zones between up to four adult  
463 persons of any age with a disability or who are sixty years of age or  
464 older, whether or not related, who receive supportive services in the  
465 home; (ii) allow accessory apartments for persons with a disability or  
466 persons sixty years of age or older, or their caregivers, in all residential  
467 zones, subject to municipal zoning regulations concerning design and  
468 long-term use of the principal property after it is no longer in use by  
469 such persons; (iii) expand the definition of "family" in single-family  
470 zones to allow for accessory apartments for persons sixty years of age or  
471 older, persons with a disability or their caregivers; and (iv) identify one  
472 or more areas that are vulnerable to the impacts of climate change for  
473 the purpose of prioritizing funding for infrastructure needs and  
474 resiliency planning. In preparing such plan the commission shall  
475 consider focusing development and revitalization in areas with existing  
476 or planned physical infrastructure. The commission or any special  
477 committee may utilize information and data from any natural hazard  
478 mitigation plan, floodplain management plan, comprehensive  
479 emergency operations plan, emergency response plan, post-disaster  
480 recovery plan, long-range transportation plan, climate vulnerability  
481 assessment or resilience plan in the preparation of such plan of  
482 conservation and development, including a document coordinated by  
483 the applicable regional council of governments, provided such  
484 information and data shall not be incorporated by reference, but

485 summarized and applied in such plan to the specific policies, goals and  
486 standards of the subject municipality.

487     ~~[(2)]~~ (3) For any municipality that is contiguous to Long Island Sound,  
488 such plan shall be (A) consistent with the municipal coastal program  
489 requirements of sections 22a-101 to 22a-104, inclusive, (B) made with  
490 reasonable consideration for restoration and protection of the ecosystem  
491 and habitat of Long Island Sound, and (C) designed to reduce hypoxia,  
492 pathogens, toxic contaminants and floatable debris in Long Island  
493 Sound.

494     (f) Such plan may show the commission's and any special  
495 committee's recommendation for (1) conservation and preservation of  
496 traprock and other ridgelines, (2) airports, parks, playgrounds and other  
497 public grounds, (3) the general location, relocation and improvement of  
498 schools and other public buildings, (4) the general location and extent  
499 of public utilities and terminals, whether publicly or privately owned,  
500 for water, light, power, transit and other purposes, (5) the extent and  
501 location of public housing projects, (6) programs for the implementation  
502 of the plan, including (A) a schedule, (B) a budget for public capital  
503 projects, (C) a program for enactment and enforcement of zoning and  
504 subdivision controls, building and housing codes and safety  
505 regulations, (D) plans for implementation of affordable housing, (E)  
506 plans for open space acquisition and greenways protection and  
507 development, and (F) plans for corridor management areas along  
508 limited access highways or rail lines, designated under section 16a-27,  
509 as amended by this act, (7) proposed priority funding areas, ~~(8) a land~~  
510 use program that will promote the reduction and avoidance of risks  
511 associated with natural disasters, hazards and climate change,  
512 including, but not limited to, increased temperatures, drought, flooding,  
513 wildfire, hurricanes and sea level rise, (9) a program for the transfer of  
514 development rights, which establishes criteria for sending and receiving  
515 sites and technical details for the program consistent with the provisions  
516 of section 8-2e, as amended by this act, (10) identification of resiliency  
517 improvement districts, as defined in section 23 of this act, and ~~[(8)]~~ (11)  
518 any other recommendations as will, in the commission's or any special



519 committee's judgment, be beneficial to the municipality. The plan may  
520 include any necessary and related maps, explanatory material,  
521 photographs, charts or other pertinent data and information relative to  
522 the past, present and future trends of the municipality.

523       Sec. 14. Subsection (i) of section 8-23 of the general statutes is repealed  
524 and the following is substituted in lieu thereof (*Effective July 1, 2025*):

525       (i) (1) After completion of the public hearing, the commission may  
526 revise the plan and may adopt the plan or any part thereof or  
527 amendment thereto by a single resolution or may, by successive  
528 resolutions, adopt parts of the plan and amendments thereto.

529       (2) Any plan, section of a plan or recommendation in the plan that is  
530 not endorsed in the report of the legislative body or, in the case of a  
531 municipality for which the legislative body is a town meeting or  
532 representative town meeting, by the board of selectmen, of the  
533 municipality may only be adopted by the commission by a vote of not  
534 less than two-thirds of all the members of the commission.

535       (3) Upon adoption by the commission, any plan or part thereof or  
536 amendment thereto shall become effective at a time established by the  
537 commission, provided notice thereof shall be published in a newspaper  
538 having a general circulation in the municipality prior to such effective  
539 date.

540       (4) Not more than thirty days after adoption, any plan or part thereof  
541 or amendment thereto shall be posted on the Internet web site of the  
542 municipality, if any, and shall be filed in the office of the town clerk,  
543 except that, if it is a district plan or amendment, it shall be filed in the  
544 offices of both the district and town clerks.

545       (5) Not more than sixty days after adoption of the plan, the  
546 commission shall submit a copy of the plan, including geospatial data  
547 required pursuant to subparagraph (M) of subdivision (2) of subsection  
548 (e) of this section, to the Secretary of the Office of Policy and  
549 Management [and] in a form and manner prescribed by the secretary.

550 The commission shall include with such copy a description of any  
551 [inconsistency] inconsistencies between the plan adopted by the  
552 commission and the regional plan of conservation and development  
553 applicable to the municipality and the state plan of conservation and  
554 development and the reasons [therefor] for any such inconsistencies.

555       Sec. 15. Subsections (a) and (b) of section 8-35a of the general statutes  
556 are repealed and the following is substituted in lieu thereof (*Effective July*  
557 *1, 2025*):

558       (a) At least once every ten years, each regional council of  
559 governments shall make a plan of conservation and development for its  
560 area of operation, showing its recommendations for the general use of  
561 the area including land use, housing, principal highways and freeways,  
562 bridges, airports, parks, playgrounds, recreational areas, schools, public  
563 institutions, public utilities, agriculture and such other matters as, in the  
564 opinion of the council, will be beneficial to the area. Any regional plan  
565 so developed shall be based on studies of physical, social, economic and  
566 governmental conditions and trends and shall be designed to promote  
567 with the greatest efficiency and economy the coordinated development  
568 of its area of operation and the general welfare and prosperity of its  
569 people. Such plan may encourage resilient and energy-efficient patterns  
570 of development, land use strategies to reduce the impacts of climate  
571 change, the use of solar and other renewable forms of energy, and  
572 energy conservation. Such plan shall be designed to promote abatement  
573 of the pollution of the waters and air of the region. Such plan shall  
574 consider the need for technology infrastructure in the region. The  
575 regional plan shall identify areas where it is feasible and prudent (1) to  
576 have compact, transit accessible, pedestrian-oriented mixed use  
577 development patterns and land reuse, and (2) to promote such  
578 development patterns and land reuse and shall note any inconsistencies  
579 with the following growth management principles: (A) Redevelopment  
580 and revitalization of regional centers and areas of mixed land uses with  
581 existing or planned physical infrastructure; (B) expansion of housing  
582 opportunities and design choices to accommodate a variety of  
583 household types and needs; (C) concentration of development around

584 transportation nodes and along major transportation corridors to  
585 support the viability of transportation options and land reuse; (D)  
586 conservation and restoration of the natural environment, cultural and  
587 historical resources and traditional rural lands; (E) protection of  
588 environmental assets or ecosystem services critical to public health and  
589 safety; and (F) integration of planning across all levels of government to  
590 address issues on a local, regional and state-wide basis. The plan of each  
591 region contiguous to Long Island Sound shall be designed to reduce  
592 hypoxia, pathogens, toxic contaminants and floatable debris in Long  
593 Island Sound. For plans adopted on or after October 1, 2025, such plan  
594 shall (i) demonstrate consistency with the regional long-range  
595 transportation plan and the regional summary of the hazard mitigation  
596 plan in the case of a multijurisdiction hazard mitigation plan, and (ii)  
597 identify critical facilities in the region and include geospatial data  
598 relative to such facilities. Such geospatial information shall indicate  
599 location, address and general function of the infrastructure.

600 (b) Before adopting the regional plan of conservation and  
601 development or any part thereof or amendment thereto the regional  
602 council of governments shall hold at least one public hearing thereon,  
603 notice of the time, place and subject of which shall be given in writing  
604 to the chief executive officer and planning commission, where one  
605 exists, of each member town, city or borough. Notice of the time, place  
606 and subject of such hearing shall be published once in a newspaper  
607 having a substantial circulation in the region. Such notices shall be given  
608 not more than twenty days or less than ten days before such hearing. At  
609 least sixty-five days before the public hearing the regional council of  
610 governments shall post the plan on the Internet web site of the council,  
611 if any, and submit the plan to the Secretary of the Office of Policy and  
612 Management for findings in the form of comments and  
613 recommendations. By October 1, 2011, the secretary shall establish, by  
614 regulations adopted in accordance with the provisions of chapter 54,  
615 criteria for such findings which shall include procedures for a uniform  
616 review of regional plans of conservation and development to determine  
617 if a proposed regional plan of conservation and development is not

618 inconsistent with the state plan of conservation and development and  
619 the state economic strategic plan. The regional council of governments  
620 shall note on the record any inconsistency with the state plan of  
621 conservation and development and the reasons for such inconsistency.  
622 Adoption of the plan or part thereof or amendment thereto shall be  
623 made by the affirmative vote of not less than a majority of the  
624 representatives on the council. The plan shall be posted on the Internet  
625 web site of the council, if any, and a copy of the plan or of any  
626 amendments thereto, signed by the chairman of the council, shall be  
627 transmitted to the chief executive officers, the town, city or borough  
628 clerks, as the case may be, and to planning commissions, if any, in  
629 member towns, cities or boroughs, and to the Secretary of the Office of  
630 Policy and Management, or his or her designee. The geospatial data  
631 developed pursuant to subsection (a) of this section shall be made  
632 available to the Commissioner of Emergency Services and Public  
633 Protection, the Commissioner of Transportation or the Secretary of the  
634 Office of Policy and Management upon request. The regional council of  
635 governments shall notify the Secretary of the Office of Policy and  
636 Management of any inconsistency with the state plan of conservation  
637 and development and the reasons therefor.

638       Sec. 16. Subsection (h) of section 16a-27 of the general statutes is  
639 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
640 *2025*):

641       (h) (1) Any revision made after October 1, 2019, and until the  
642 adoption of the state plan of conservation and development for 2025 to  
643 2030, shall [(1)] (A) take into consideration risks associated with  
644 increased coastal flooding and erosion, depending on site topography,  
645 as anticipated in the most recent sea level change scenario updated  
646 pursuant to subsection (b) of section 25-68o, [(2)] (B) identify the impacts  
647 of such increased flooding and erosion on infrastructure and natural  
648 resources, [(3)] (C) make recommendations for the siting of future  
649 infrastructure and property development to minimize the use of areas  
650 prone to such flooding and erosion, and [(4)] (D) take into consideration  
651 the state's greenhouse gas reduction goals established pursuant to

652 section 22a-200a.

653       (2) Any revision made after the adoption of the state plan of  
654 conservation and development for 2025 to 2030 shall (A) take into  
655 consideration risks associated with (i) changes to the rate and timing of  
656 annual precipitation and increased average temperatures resulting in  
657 extreme heat, and (ii) increased flooding and erosion, depending on site  
658 topography, as anticipated in the most recent sea level change scenario  
659 updated pursuant to subsection (b) of section 25-68o, and by other  
660 sources as deemed appropriate by the Secretary of the Office of Policy  
661 and Management, (B) identify the impacts of extreme heat, drought and  
662 increased flooding and erosion on infrastructure and natural resources,  
663 (C) make recommendations for the siting of future infrastructure and  
664 property development to minimize the use of areas prone to such  
665 flooding and erosion, (D) make recommendations for land use strategies  
666 that minimize risks to public health, infrastructure and the  
667 environment, and (E) take into consideration the state's greenhouse gas  
668 reduction goals established pursuant to section 22a-200a.

669       Sec. 17. Section 28-5 of the general statutes is amended by adding  
670 subsection (h) as follows (*Effective July 1, 2025*):

671       (NEW) (h) On and after October 1, 2028, the state civil preparedness  
672 plan and program established pursuant to subsection (b) of this section  
673 shall consider observed and projected climate trends relating to extreme  
674 weather events, drought, coastal and inland flooding, storm surge,  
675 wildfire, extreme heat and any other hazards deemed relevant by the  
676 commissioner.

677       Sec. 18. Subsections (b) and (c) of section 8-2 of the general statutes  
678 are repealed and the following is substituted in lieu thereof (*Effective*  
679 *October 1, 2025*):

680       (b) Zoning regulations adopted pursuant to subsection (a) of this  
681 section shall:

682       (1) Be made in accordance with a comprehensive plan and in

683 consideration of the plan of conservation and development adopted  
684 under section 8-23, as amended by this act;

685 (2) Be designed to (A) lessen congestion in the streets; (B) secure  
686 safety from fire, panic, flood and other dangers; (C) promote health and  
687 the general welfare; (D) provide adequate light and air; (E) protect the  
688 state's historic, tribal, cultural and environmental resources; (F) facilitate  
689 the adequate provision for transportation, water, sewerage, schools,  
690 parks and other public requirements; (G) consider the impact of  
691 permitted land uses on contiguous municipalities and on the planning  
692 region, as defined in section 4-124i, in which such municipality is  
693 located; (H) address significant disparities in housing needs and access  
694 to educational, occupational and other opportunities; (I) promote  
695 efficient review of proposals and applications; and (J) affirmatively  
696 further the purposes of the federal Fair Housing Act, 42 USC 3601 et  
697 seq., as amended from time to time;

698 (3) Be drafted with reasonable consideration as to the physical site  
699 characteristics of the district and its peculiar suitability for particular  
700 uses and with a view to encouraging the most appropriate use of land  
701 throughout a municipality;

702 (4) Provide for the development of housing opportunities, including  
703 opportunities for multifamily dwellings, consistent with soil types,  
704 terrain and infrastructure capacity, for all residents of the municipality  
705 and the planning region in which the municipality is located, as  
706 designated by the Secretary of the Office of Policy and Management  
707 under section 16a-4a;

708 (5) Promote housing choice and economic diversity in housing,  
709 including housing for both low and moderate income households;

710 (6) Expressly allow the development of housing which will meet the  
711 housing needs identified in the state's consolidated plan for housing and  
712 community development prepared pursuant to section 8-37t and in the  
713 housing component and the other components of the state plan of  
714 conservation and development prepared pursuant to section 16a-26;

715 (7) Be made with reasonable consideration for the impact of such  
716 regulations on agriculture, as defined in subsection (q) of section 1-1;

717 (8) Provide that proper provisions be made for soil erosion and  
718 sediment control pursuant to section 22a-329;

719 (9) Be made with reasonable consideration for the protection of  
720 existing and potential public surface and ground drinking water  
721 supplies; [and]

722 (10) In any municipality that is contiguous to or on a navigable  
723 waterway draining to Long Island Sound, (A) be made with reasonable  
724 consideration for the restoration and protection of the ecosystem and  
725 habitat of Long Island Sound; (B) be designed to reduce hypoxia,  
726 pathogens, toxic contaminants and floatable debris on Long Island  
727 Sound; and (C) provide that such municipality's zoning commission  
728 consider the environmental impact on Long Island Sound coastal  
729 resources, as defined in section 22a-93, of any proposal for development;  
730 and

731 (11) Provide that proper provisions be made to mitigate and avoid  
732 potential negative impacts to public health, public welfare and the  
733 environment, due to sea level change, in consideration of the most  
734 recent sea level change scenario updated pursuant to section 25-68o, as  
735 amended by this act.

736 (c) Zoning regulations adopted pursuant to subsection (a) of this  
737 section may:

738 (1) To the extent consistent with soil types, terrain and water, sewer  
739 and traffic infrastructure capacity for the community, provide for or  
740 require cluster development, as defined in section 8-18;

741 (2) Be made with reasonable consideration for the protection of  
742 historic factors;

743 (3) Require or promote (A) energy-efficient patterns of development;  
744 (B) the use of distributed generation or freestanding solar, wind and

745 other renewable forms of energy; (C) combined heat and power; [and]  
746 (D) energy conservation; and (E) resilience, as defined in section 16-  
747 243y, including, but not limited to, risks related to extreme heat, drought  
748 or prolonged or intense exposure to precipitation;

749 (4) Provide for incentives for developers who use (A) solar and other  
750 renewable forms of energy; (B) combined heat and power; (C) water  
751 conservation, including demand offsets; [and] (D) energy conservation  
752 techniques, including, but not limited to, cluster development, higher  
753 density development and performance standards for roads, sidewalks  
754 and underground facilities in the subdivision; and (E) flood-risk  
755 reduction building methods;

756 (5) Provide for a municipal or regional system for the creation of  
757 development rights and the permanent transfer of such development  
758 rights, which may include a system for the variance of density limits in  
759 connection with any such transfer;

760 (6) Provide for notice requirements in addition to those required by  
761 this chapter;

762 (7) Provide for conditions on operations to collect spring water or  
763 well water, as defined in section 21a-150, including the time, place and  
764 manner of such operations;

765 (8) Provide for floating zones, overlay zones and planned  
766 development districts;

767 (9) Require estimates of vehicle miles traveled and vehicle trips  
768 generated in lieu of, or in addition to, level of service traffic calculations  
769 to assess (A) the anticipated traffic impact of proposed developments;  
770 and (B) potential mitigation strategies such as reducing the amount of  
771 required parking for a development or requiring public sidewalks,  
772 crosswalks, bicycle paths, bicycle racks or bus shelters, including off-  
773 site; [and]

774 (10) In any municipality where a traprock ridge or an amphibolite



ridge is located, (A) provide for development restrictions in ridgeline setback areas; and (B) restrict quarrying and clear cutting, except that the following operations and uses shall be permitted in ridgeline setback areas, as of right: (i) Emergency work necessary to protect life and property; (ii) any nonconforming uses that were in existence and that were approved on or before the effective date of regulations adopted pursuant to this section; and (iii) selective timbering, grazing of domesticated animals and passive recreation; and

(11) Provide for sending and receiving sites in conjunction with any transfer of development rights program established pursuant to section 8-2e, as amended by this act.

Sec. 19. Subsection (b) of section 8-1a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(b) As used in this chapter:

(1) "Accessory apartment" means a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations;

(2) "Affordable accessory apartment" means an accessory apartment that is subject to binding recorded deeds which contain covenants or restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income;

(3) "As of right" or "as-of-right" means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary

806 zoning action be taken, other than a determination that a site plan is in  
807 conformance with applicable zoning regulations;

808 (4) "Cottage cluster" means a grouping of at least four detached  
809 housing units, or live work units, per acre that are located around a  
810 common open area;

811 (5) "Live work unit" means a building or a space within a building  
812 used for both commercial and residential purposes by an individual  
813 residing within such building or space;

814 (6) "Middle housing" means duplexes, triplexes, quadplexes, cottage  
815 clusters and townhouses;

816 (7) "Mixed-use development" means a development containing both  
817 residential and nonresidential uses in any single building; [and]

818 (8) "Townhouse" means a residential building constructed in a  
819 grouping of three or more attached units, each of which shares at least  
820 one common wall with an adjacent unit and has exterior walls on at least  
821 two sides;

822 (9) "Receiving site" means one or more designated sites or areas of  
823 land to which development rights generated from one or more sending  
824 sites may be transferred and in which increased development is  
825 permitted to occur by reason of such transfer; and

826 (10) "Sending site" means one or more designated sites or areas of  
827 land in which development rights are designated for use in one or more  
828 receiving sites.

829 Sec. 20. Section 8-2e of the general statutes is repealed and the  
830 following is substituted in lieu thereof (*Effective July 1, 2025*):

831 (a) Any two or more municipalities which have adopted the  
832 provisions of this chapter or chapter 125a or which are exercising zoning  
833 power pursuant to any special act may, with the approval of the  
834 legislative body of each municipality, execute an agreement providing

835 for a system of development rights and the transfer of development  
836 rights across the boundaries of the municipalities which are parties to  
837 the agreement. Such system shall be implemented in a manner  
838 approved by the legislative body of each municipality and by the  
839 commission or other body which adopts zoning regulations of each  
840 municipality. Such agreement may provide that such system be  
841 administered by a regional council of governments or other agency.

842 (b) Any two or more municipalities that have executed an agreement  
843 pursuant to subsection (a) of this section may, by interlocal agreement,  
844 establish a transfer of development rights bank. Each such interlocal  
845 agreement shall (1) identify the receiving site, (2) include the local  
846 legislation governing development rights that has been adopted or is  
847 intended to be adopted by the municipality or municipalities in which  
848 the receiving site is located, (3) describe procedures for the termination  
849 of the transfer of development rights bank, and (4) describe the  
850 conversion ratio to be used in the receiving site, which may express the  
851 extent of additional development rights in any combination of units,  
852 floor area, height or other applicable development standards that may  
853 be modified by the municipality to provide incentives for the purchase  
854 of development rights.

855 (c) Each receiving site identified pursuant to subsection (b) of this  
856 section shall (1) be eligible for connection with a public water system,  
857 (2) be located not more than one-half mile from public transportation  
858 facilities, as defined in section 13b-79kk, (3) not be located within the  
859 boundaries of core forest, as defined in section 16a-3k, (4) not be located  
860 within the boundaries of any area impacted by the most recent sea level  
861 change scenario updated pursuant to subsection (b) of section 25-68o,  
862 and (5) be located above the five-hundred-year flood elevation.

863 (d) Eligible sending sites may include, but need not be limited to, (1)  
864 core forest, as defined in section 16a-3k, (2) land classified as farm land  
865 in accordance with section 12-107c, (3) agricultural land, as defined in  
866 section 22-3, (4) areas identified as containing habitat for endangered or  
867 threatened species pursuant to (A) federal law, (B) section 26-306 or 26-

308, or (C) a written determination of the United States Fish and Wildlife Service or a state and federally recognized tribe that such area is appropriate for the preservation of endangered or threatened species habitat, and (5) areas within the boundaries of any area impacted by the most recent sea level change scenario updated pursuant to subsection (b) of section 25-68o, or a floodplain, as defined in section 25-68i.

Sec. 21. (NEW) (*Effective July 1, 2025*) Notwithstanding the provisions of section 22a-352 of the general statutes, the Water Planning Council, as established pursuant to section 25-33o of the general statutes, shall, in undertaking the next periodic update to the state water plan in accordance with section 22a-352 of the general statutes: (1) Consider the potential impact of climate change on the quality of water resources, (2) take into account past conditions and predictions of future temperatures and precipitation when identifying the quantities and qualities of water that are available for public water supply, health, economic, recreation and environmental benefits on a regional basin scale considering both surface water and groundwater, and (3) include recommendations and an implementation plan to reduce impacts from climate change and extreme weather events on water quality and quantity.

Sec. 22. (NEW) (*Effective July 1, 2025*) (a) Not later than December 31, 2028, and every ten years thereafter, the Departments of Public Health and Energy and Environmental Protection and the Public Utilities Regulatory Authority shall each review their regulations pertaining to water supply and, in accordance with the provisions of chapter 54 of the general statutes, revise such regulations to incorporate the most concurrent projections on precipitation, temperature or other applicable conditions that could impact water quality, quantity and distribution.

(b) Not later than December 31, 2028, and every ten years thereafter, the Departments of Public Health and Energy and Environmental Protection shall each review and revise their permitting processes for sewage disposal systems, and any attendant regulations, in accordance with the provisions of chapter 54 of the general statutes, to incorporate the most concurrent projections on precipitation, flooding, sea level rise

901 or other applicable conditions that could impact public safety and  
902 environmental quality.

903       Sec. 23. (NEW) (*Effective July 1, 2025*) As used in this section and  
904 sections 24 to 32, inclusive, of this act, unless the context otherwise  
905 requires:

906       (1) "Captured assessed value" means the amount, as a percentage or  
907 stated sum, of increased assessed value that is utilized from year to year  
908 to finance project costs pursuant to the district master plan.

909       (2) "Clean energy project" means a renewable energy project that  
910 utilizes Class I renewable sources, as defined in section 16-1 of the  
911 general statutes.

912       (3) "Current assessed value" means the assessed value of all taxable  
913 real property within a resiliency improvement district as of October first  
914 of each year that the resiliency improvement district remains in effect.

915       (4) "District master plan" means a statement of means and objectives  
916 prepared by the municipality, or two or more municipalities acting  
917 jointly under an interlocal agreement, relating to a resiliency  
918 improvement district that is designed to (A) reduce the risk of, or  
919 exposure to, extreme events, hazards and the effects of climate change,  
920 (B) support economic development, (C) provide housing opportunities  
921 in existing residential areas, (D) improve or broaden the tax base, and  
922 (E) construct or improve the physical facilities and structures necessary  
923 for resilience projects, environmental infrastructure or clean energy  
924 projects, or any combination thereof, as described in section 28 of this  
925 act.

926       (5) "Environmental infrastructure" has the same meaning as provided  
927 in section 16-245n of the general statutes.

928       (6) "Financial plan" means a statement of the project costs and sources  
929 of revenue required to accomplish the district master plan.

930       (7) "Increased assessed value" means the valuation amount by which

931 the current assessed value of a resiliency improvement district exceeds  
932 the original assessed value of the resiliency improvement district. If the  
933 current assessed value is equal to or less than the original assessed  
934 value, there is no increased assessed value.

935 (8) "Increased savings" means the valuation amount by which the  
936 current cost of any existing insurance premium, or other premium,  
937 surcharge or other fee identified within the resiliency improvement  
938 district may be reduced after the implementation of such district,  
939 resulting in a monetary savings to a resident of, or a business located in,  
940 such district.

941 (9) "Joint resiliency improvement district" means a resiliency  
942 improvement district established by two or more contiguous  
943 municipalities that have entered into an interlocal agreement in  
944 accordance with sections 7-339a to 7-339l, inclusive, of the general  
945 statutes.

946 (10) "Maintenance and operation" means all activities necessary to  
947 maintain facilities after they have been developed and all activities  
948 necessary to operate such facilities, including, but not limited to,  
949 informational, promotional and educational programs and safety and  
950 surveillance activities.

951 (11) "Municipality" means a town, city, borough, consolidated town  
952 and city or consolidated town and borough.

953 (12) "Original assessed value" means the assessed value of all taxable  
954 real property within a resiliency improvement district as of October first  
955 of the tax year preceding the year in which the resiliency improvement  
956 district was established by the legislative body of a municipality.

957 (13) "Project costs" means any expenditures or monetary obligations  
958 incurred or expected to be incurred that are authorized by section 28 of  
959 this act and included in a district master plan.

960 (14) "Resilience" has the same meaning as provided in section 16-243y

961 of the general statutes.

962 (15) "Resilience project" means a project, including a capital project,  
963 that is designed and implemented to address climate change mitigation,  
964 adaptation or resilience, including, but not limited to, the following:

965 (A) A project that mitigates the effects of river, bay or sea level rise,  
966 or rising groundwater, including wetlands or marsh restoration,  
967 riparian buffers, vegetated dunes, living shorelines, erosion control,  
968 road elevation, levees or other flood structures;

969 (B) A project that mitigates the effects of extreme heat or the urban  
970 heat island effect, including increasing shade, deploying building and  
971 surface materials designed to reflect or absorb less heat, using pavement  
972 materials designed to reflect or absorb less heat, constructing,  
973 improving or modifying new or existing facilities or increasing access to  
974 cooling opportunities;

975 (C) A project that mitigates the effects of drought, including the  
976 repurposing of land for multiple uses, the reduction of impervious  
977 surfaces, groundwater replenishment or groundwater storage or a  
978 combination of such uses; or

979 (D) A project intended to reduce the risk of flooding, including  
980 structure elevation or relocation, wetlands restoration, flood easements  
981 or bypasses, riparian buffers or levees.

982 (16) "Tax increment" means real property taxes assessed by a  
983 municipality upon the increased assessed value of property in the  
984 resiliency improvement district.

985 (17) "Resiliency improvement district" means an area wholly within  
986 the corporate limits of one or more municipalities that has been  
987 established and designated as such pursuant to section 24 of this act and  
988 that is to be developed in accordance with a district master plan.

989 (18) "Tax year" means the period of time beginning on July first and  
990 ending on the succeeding June thirtieth.

991       Sec. 24. (NEW) (*Effective July 1, 2025*) (a) Any municipality may, by  
992 vote of its legislative body, establish a resiliency improvement district  
993 located wholly within the boundaries of such municipality in  
994 accordance with the requirements of this section and sections 25 to 32,  
995 inclusive, of this act. If a municipality is governed by a home rule  
996 charter, and such charter prohibits the establishment of a resiliency  
997 improvement district, such municipality shall not establish such district.  
998 Except as provided in subsection (d) of this section, the establishment of  
999 a resiliency improvement district approved by such municipality shall  
1000 be effective upon the concurrent approval of such district and the  
1001 adoption of a district master plan pursuant to section 26 of this act.

1002       (b) Within a resiliency improvement district, and consistent with the  
1003 district master plan, the municipality, in addition to powers granted to  
1004 such municipality under the Constitution of the state of Connecticut, the  
1005 general statutes, the provisions of any special act or sections 25 to 32,  
1006 inclusive, of this act, shall have the following powers:

1007       (1) To acquire, construct, reconstruct, improve, preserve, alter,  
1008 extend, operate or maintain property or promote development intended  
1009 to meet the objectives of the district master plan. The municipality may  
1010 acquire property, land or easements through negotiation or by other  
1011 means authorized for any municipality under the general statutes;

1012       (2) To execute and deliver contracts, agreements and other  
1013 documents relating to the operation and maintenance of the resiliency  
1014 improvement district;

1015       (3) To issue bonds and other obligations of the municipality in  
1016 accordance with the provisions set forth in section 30 of this act;

1017       (4) Acting through its board of selectmen, town council or other  
1018 governing body of such municipality, to enter into written agreements  
1019 with a taxpayer that fixes the assessment of real property located within  
1020 a resiliency improvement district, provided (A) the term of such  
1021 agreement shall not exceed thirty years from the date of the agreement;  
1022 and (B) the agreed assessment for such real property plus future



1023 improvements shall not be less than the assessment of the real property  
1024 as of the last regular assessment date without such future  
1025 improvements. Any such agreement shall be recorded in the land  
1026 records of the municipality. The recording of such agreement shall  
1027 constitute notice of the agreement to any subsequent purchaser or  
1028 encumbrancer of the property or any part of it, whether voluntary or  
1029 involuntary, and such agreement shall be binding upon any subsequent  
1030 purchaser or encumbrancer. If the municipality claims that the taxpayer  
1031 or a subsequent purchaser or encumbrancer has violated the terms of  
1032 such agreement, the municipality may bring an action in the superior  
1033 court for the judicial district in which the municipality is located to  
1034 enforce such agreement;

1035       (5) To accept grants, advances, loans or other financial assistance  
1036 from the federal government, the state, private entities or any other  
1037 source, including, but not limited to, such funds as allowable from  
1038 sections 7-159d, 16-245n, 22a-498 and 25-85 of the general statutes, and  
1039 undertake any additional actions necessary or desirable to secure such  
1040 financial aid; and

1041       (6) Upon such terms as the municipality determines, to furnish  
1042 services or facilities, provide property, lend, grant or contribute funds  
1043 and take any other action such municipality is authorized to perform for  
1044 any other purposes.

1045       (c) The resiliency improvement district may be dissolved or the  
1046 boundaries of such district may be modified upon the vote of the  
1047 legislative body of the municipality, except that the resiliency  
1048 improvement district may not be dissolved nor may the boundaries of  
1049 the resiliency improvement district be decreased if any bonds or other  
1050 indebtedness authorized and issued by the municipality under sections  
1051 25 to 32, inclusive, of this act remain outstanding. Outstanding  
1052 obligation bonds of the municipality secured solely by the full faith and  
1053 credit of the municipality shall not preclude the dissolution of, or the  
1054 decrease of the boundaries of, a resiliency improvement district.

1055 (d) Two or more contiguous municipalities may enter into an  
1056 interlocal agreement in accordance with sections 7-339a to 7-339l,  
1057 inclusive, of the general statutes, to establish a joint resiliency  
1058 improvement district and adopt a district master plan for a district that  
1059 consists of contiguous properties partially located in each such  
1060 municipality. Such interlocal agreement shall be adopted prior to the  
1061 establishment of any such joint district and the adoption of a district  
1062 master plan for such district. A joint resiliency improvement district  
1063 shall be deemed established upon the concurrent approval of such  
1064 district and the adoption of a district master plan by the legislative  
1065 bodies of all of the municipalities participating in the interlocal  
1066 agreement.

1067 (e) The interlocal agreement under which two or more contiguous  
1068 municipalities establish a joint resiliency improvement district shall  
1069 apportion any power, right, duty or obligation granted to, or required  
1070 of, any municipality under the provisions of sections 25 to 32, inclusive,  
1071 of this act among the municipalities participating in the interlocal  
1072 agreement.

1073 (f) Nothing in this section shall be construed to limit the power  
1074 granted to a municipality pursuant to any provision of the general  
1075 statutes or any special act to offer, enter into or modify any tax  
1076 abatement for real property located in a resiliency improvement district  
1077 if such real property contains one or more units of affordable housing,  
1078 as defined in section 8-39a of the general statutes.

1079 Sec. 25. (NEW) (*Effective July 1, 2025*) Prior to the establishment of a  
1080 resiliency improvement district and approval of a district master plan  
1081 for such district, the legislative body of the municipality, or the board of  
1082 selectmen in the case of a municipality in which the legislative body is a  
1083 town meeting, shall:

1084 (1) Consider whether the proposed resiliency improvement district  
1085 and district master plan will contribute to the well-being of the  
1086 municipality or to the betterment of the health, welfare or safety of the

1087 inhabitants of the municipality;

1088       (2) Transmit the proposed district master plan to the planning  
1089 commission of the municipality, if any, requesting a study of the  
1090 proposed district master plan and a written advisory opinion, which  
1091 shall include a determination on whether the proposed plan is  
1092 consistent with the plan of conservation and development of the  
1093 municipality adopted under section 8-23 of the general statutes, as  
1094 amended by this act;

1095       (3) Hold at least one public hearing on the proposal to establish a  
1096 resiliency improvement district and to adopt the proposed district  
1097 master plan. Notice of the hearing shall be published not less than ten  
1098 days prior to such hearing in a conspicuous place on the Internet web  
1099 site of the municipality, or the municipalities acting jointly pursuant to  
1100 an interlocal agreement, with the date and time such notice was so  
1101 posted, and such notice shall include (A) the date, time and place of such  
1102 hearing, (B) the legal description of the boundaries of the proposed  
1103 resiliency improvement district, and (C) the draft district master plan,  
1104 which plan shall be made available for physical review and posted  
1105 electronically on the Internet web site of any applicable municipality;  
1106 and

1107       (4) Determine whether the proposed resiliency improvement district  
1108 meets the following conditions:

1109       (A) The district contains an area that experiences or is likely to  
1110 experience adverse impacts from hazards or climate change, including,  
1111 but not limited to, sea level rise, rising groundwater, extreme heat,  
1112 wildfire, drought or flooding;

1113       (B) The district has been identified in a municipal hazard mitigation  
1114 plan, local plan of conservation and development or regional plan of  
1115 conservation and development or has been identified by another related  
1116 planning process;

1117       (C) The plan demonstrates a reduction of risk in the district from such

1118 identified adverse impacts from hazards or climate change;

1119 (D) A portion of the real property within the district shall be suitable  
1120 for commercial, industrial, mixed use or retail uses or transit-oriented  
1121 development;

1122 (E) In the case of existing residential use, provides for the replacement  
1123 of, or renovation to, residential buildings in the district, if the district is  
1124 in a flood zone or within the boundaries of sea level rise as determined  
1125 by the requirements of section 25-680 of the general statutes, as  
1126 amended by this act, to include a height standard of not less than two  
1127 feet of freeboard above the base flood elevation, or as designated by the  
1128 State Building Code or municipal building requirements, whichever  
1129 imposes a greater height standard, and whether construction of or  
1130 renovation to commercial or industrial buildings shall be flood-proofed  
1131 or elevated;

1132 (F) Provides for vehicle access to residential buildings in the district  
1133 if the district is in a flood zone or is impacted by sea level rise, pursuant  
1134 to section 25-680 of the general statutes, as amended by this act, at a  
1135 height of two feet above base flood elevation;

1136 (G) The proposed district will not increase the vulnerability and risk  
1137 to properties adjacent to the district or increase the risk to other hazards  
1138 within the district; and

1139 (H) The original assessed value of a proposed resiliency  
1140 improvement district plus the original assessed value of all existing tax  
1141 increment districts within the relevant municipalities may not exceed  
1142 ten per cent of the total value of taxable property within the  
1143 municipalities as of October first of the year immediately preceding the  
1144 establishment of the tax increment district. Excluded from the  
1145 calculation in this subparagraph is any tax increment district established  
1146 on or after October 1, 2015, that consists entirely of contiguous property  
1147 owned by a single taxpayer. For the purpose of this subdivision,  
1148 "contiguous property" includes a parcel or parcels of land divided by a  
1149 road, power line, railroad line or right-of-way.

1150       Sec. 26. (NEW) (*Effective July 1, 2025*) (a) In connection with the  
1151 establishment of a resiliency improvement district, the legislative body  
1152 of a municipality shall adopt a district master plan for each resiliency  
1153 improvement district and a statement of the percentage or stated sum  
1154 of increased assessed value to be designated as captured assessed value  
1155 in accordance with such plan. Such legislative body shall adopt such  
1156 plan after receipt of a written advisory opinion from the planning  
1157 commission or combined planning and zoning commission of the  
1158 municipality pursuant to section 25 of this act or ninety days after such  
1159 request was made, whichever is earlier. The district master plan shall be  
1160 adopted at the same time that the resiliency improvement district is  
1161 established as part of the resiliency improvement district adoption  
1162 proceedings set forth in sections 24 to 32, inclusive, of this act.

1163       (b) The district master plan shall include: (1) The legal description of  
1164 the boundaries of the resiliency improvement district; (2) a list of the tax  
1165 identification numbers for all lots or parcels within the resiliency  
1166 improvement district; (3) a description of the present condition and uses  
1167 of all land and buildings within the resiliency improvement district and  
1168 how the construction or improvement of physical facilities or structures  
1169 will reduce or eliminate risk from any existing or expected hazards; (4)  
1170 a description of the existing or expected hazards facing the district; (5) a  
1171 description of the public facilities, improvements or programs within  
1172 the resiliency improvement district anticipated to be undertaken and  
1173 financed in whole or in part; (6) in the event of existing residential use  
1174 within the resiliency improvement district, a plan for the rehabilitation,  
1175 construction or replacement of any such existing housing in accordance  
1176 with the state's consolidated plan for housing and community  
1177 development prepared pursuant to section 8-37t of the general statutes  
1178 and the state plan of conservation and development prepared pursuant  
1179 to chapter 297 of the general statutes, which plan shall also include  
1180 meaningful efforts to reduce displacement plans; (7) a financial plan in  
1181 accordance with subsection (c) of this section; (8) a plan for the proposed  
1182 maintenance and operation of the resiliency improvements after the  
1183 improvements are completed; and (9) the maximum duration of the

1184 resiliency improvement district, which may not exceed a total of fifty tax  
1185 years beginning with the tax year in which the resiliency improvement  
1186 district is established.

1187 (c) The financial plan in a district master plan shall include: (1) Cost  
1188 estimates for the public improvements and developments anticipated in  
1189 the district master plan; (2) cost estimates to support relocation or  
1190 temporary housing for displaced residents; (3) the maximum amount of  
1191 indebtedness to be incurred to implement the district master plan; (4)  
1192 sources of anticipated revenues, including, but not limited to, increased  
1193 savings, fees, assessments, grants or other sources; (5) a description of  
1194 the terms and conditions of any agreements, including any anticipated  
1195 savings agreements, assessment agreements, contracts or other  
1196 obligations related to the district master plan; (6) estimates of increased  
1197 assessed values and estimates of increased savings of the resiliency  
1198 improvement district; and (7) the portion of the increased assessed  
1199 values and increased savings to be applied to the district master plan as  
1200 captured assessed values and resulting tax increments in each year of  
1201 the plan.

1202 (d) The district master plan may be amended from time to time by  
1203 the legislative body of each applicable municipality. Such legislative  
1204 body shall review the district master plan not less than once every ten  
1205 years after the initial approval of the resiliency improvement district  
1206 and the district master plan in order for the resiliency improvement  
1207 district and the district master plan to remain in effect, provided no such  
1208 district may be dissolved for the failure to comply with this section if  
1209 any bonds or other indebtedness authorized and issued by the  
1210 municipality under sections 24 to 32, inclusive, of this act remain  
1211 outstanding. With respect to any district master plan that includes  
1212 development that is funded in whole or in part by federal funds, the  
1213 provisions of this subsection shall not apply to the extent that such  
1214 provisions are prohibited by federal law.

1215 Sec. 27. (NEW) (*Effective July 1, 2025*) (a) In the district master plan,  
1216 each applicable municipality may designate all or part of the tax

1217 increment revenues generated from the increased assessed value and all  
1218 or part of any additional revenue resulting from the increased savings  
1219 of a resiliency improvement district for the purpose of financing all or  
1220 part of the implementation of the district master plan, and, in the case  
1221 of any existing or planned residential use in such district, the percentage  
1222 of such revenue necessary to rehabilitate, construct or replace dwellings  
1223 for such use and to preserve, increase or improve access to affordable  
1224 housing, as defined in section 8-39a of the general statutes, within the  
1225 municipality, either within or adjacent to such district. The amount of  
1226 tax increment revenues to be designated shall be determined by  
1227 designating the captured assessed value, subject to any assessment  
1228 agreements.

1229       (b) On or after the establishment of a resiliency improvement district  
1230 and the adoption of a district master plan, the assessor of the  
1231 municipality in which such district is located shall certify the original  
1232 assessed value of the taxable real property within the boundaries of the  
1233 resiliency improvement district. Each year after the establishment of a  
1234 resiliency improvement district, the assessor shall certify the amount of  
1235 the (1) current assessed value; (2) amount by which the current assessed  
1236 value has increased or decreased from the original assessed value,  
1237 subject to any assessment agreements; and (3) amount of the captured  
1238 assessed value. Nothing in this subsection shall be construed to  
1239 authorize the unequal apportionment or assessment of the taxes to be  
1240 paid on real property in the municipality. Subject to any assessment  
1241 agreements, an owner of real property within the resiliency  
1242 improvement district shall pay real property taxes apportioned equally  
1243 with real property taxes paid elsewhere in such municipality.

1244       (c) If a municipality has designated captured assessed value under  
1245 subsection (a) of this section:

1246       (1) Each applicable municipality shall establish a district master plan  
1247 fund that consists of: (A) A project cost account that is pledged to and  
1248 charged with the payment of project costs that are outlined in the  
1249 financial plan, including the reimbursement of project cost expenditures

1250 incurred by a public body, which public body may be the municipality,  
1251 a developer, any property owner or any other third-party entity, and  
1252 that are paid in a manner other than as described in subparagraph (B)  
1253 of this subdivision; and (B) in instances of indebtedness issued by the  
1254 municipality in accordance with section 30 of this act to finance or  
1255 refinance project costs, a development sinking fund account that is  
1256 pledged to and charged with the (i) payment of the interest and  
1257 principal as the interest and principal fall due, including any  
1258 redemption premium; (ii) payment of the costs of providing or  
1259 reimbursing any provider of any guarantee, letter of credit, policy of  
1260 bond insurance or other credit enhancement device used to secure  
1261 payment of debt service on any such indebtedness; and (iii) funding any  
1262 required reserve fund;

1263       (2) The municipality shall annually set aside all tax increment  
1264 revenues on captured assessed values and deposit all such revenues to  
1265 the appropriate district master plan fund account established under  
1266 subdivision (1) of this subsection in the following order of priority: (A)  
1267 To the development sinking fund account, an amount sufficient,  
1268 together with estimated future revenues to be deposited to the account  
1269 and earnings on the amount, to satisfy all annual debt service on the  
1270 indebtedness issued in accordance with section 30 of this act and the  
1271 financial plan, except for general obligation bonds of the municipality  
1272 secured solely by the full faith and credit of the municipality; and (B) to  
1273 the project cost account, all such remaining tax increment revenues on  
1274 captured assessed values;

1275       (3) The municipality shall make transfers between district master  
1276 plan fund accounts established under subdivision (1) of this subsection,  
1277 provided the transfers do not result in a balance in either account that is  
1278 insufficient to cover the annual obligations of each respective account;

1279       (4) The municipality may, at any time during the term of the  
1280 resiliency improvement district, by vote of the legislative body of the  
1281 municipality, return to the municipal general fund any tax increment  
1282 revenues remaining in either account established under subdivision (1)



1283 of this subsection that exceeds those estimated to be required to satisfy  
1284 the obligations of the account after taking into account any transfer  
1285 made under subdivision (3) of this subsection; and

1286 (5) Any account or fund established pursuant to subdivision (1) of  
1287 this subsection shall be audited annually by an independent auditor  
1288 who is a public accountant licensed to practice in this state and who  
1289 meets the independence standards included in generally accepted  
1290 government auditing standards. A report of such audit shall be open to  
1291 public inspection. Certified copies of such audit shall be provided to the  
1292 State Auditors of Public Accounts.

1293 Sec. 28. (NEW) (*Effective July 1, 2025*) Costs authorized for payment  
1294 from a district master plan fund, established pursuant to section 27 of  
1295 this act shall be limited to:

1296 (1) Costs of improvements made within the resiliency improvement  
1297 district, including, but not limited to, (A) capital costs, including, but not  
1298 limited to, (i) the acquisition or construction of land, improvements,  
1299 infrastructure, measures designed to improve resilience, environmental  
1300 infrastructure, clean energy projects, public ways, parks, buildings,  
1301 structures, railings, signs, landscaping, plantings, curbs, sidewalks,  
1302 turnouts, recreational facilities, structured parking, transportation  
1303 improvements, pedestrian improvements and other related  
1304 improvements, fixtures and equipment for public or private use, (ii) the  
1305 demolition, alteration, remodeling, repair or reconstruction of existing  
1306 buildings, structures and fixtures, (iii) environmental remediation, (iv)  
1307 site preparation and finishing work, and (v) all fees and expenses  
1308 associated with the capital cost of such improvements, including, but  
1309 not limited to, licensing and permitting expenses and planning,  
1310 engineering, architectural, testing, legal and accounting expenses; (B)  
1311 financing costs, including, but not limited to, closing costs, issuance  
1312 costs, reserve funds and capitalized interest; (C) real property assembly  
1313 costs; (D) costs of technical and marketing assistance programs; (E)  
1314 professional service costs, including, but not limited to, licensing,  
1315 architectural, planning, engineering, development and legal expenses;

1316 (F) maintenance and operation costs; (G) administrative costs,  
1317 including, but not limited to, reasonable charges for the time spent by  
1318 municipal employees, other agencies or third-party entities in  
1319 connection with the implementation of a district master plan; and (H)  
1320 organizational costs relating to the planning and the establishment of  
1321 the resiliency improvement district, including, but not limited to, the  
1322 costs of conducting environmental impact and other studies and the  
1323 costs of informing the public about the creation of resiliency  
1324 improvement districts and the implementation of the district master  
1325 plan;

1326 (2) Costs of improvements that are made outside the resiliency  
1327 improvement district but are directly related to or are made necessary  
1328 by the establishment or operation of the resiliency improvement district,  
1329 including, but not limited to, (A) that portion of the costs reasonably  
1330 related to the construction, alteration or expansion of any facilities not  
1331 located within the resiliency improvement district that are required due  
1332 to improvements or activities within the resiliency improvement  
1333 district, including, but not limited to, roadways, traffic signalization,  
1334 easements, sewage treatment plants, water treatment plants or other  
1335 environmental protection devices, storm or sanitary sewer lines, water  
1336 lines, electrical lines, improvements to fire stations and street signs; (B)  
1337 costs of public safety and public school improvements made necessary  
1338 by the establishment of the resiliency improvement district; and (C)  
1339 costs of funding to mitigate any adverse impact of the resiliency  
1340 improvement district upon the municipality and its constituents; and

1341 (3) Costs related to environmental improvement projects developed  
1342 by the municipality related to the resiliency improvement district.

1343 Sec. 29. (NEW) (*Effective July 1, 2025*) (a) (1) Notwithstanding any  
1344 provision of the general statutes, whenever a municipality constructs,  
1345 improves, extends, equips, rehabilitates, repairs, acquires or provides a  
1346 grant for any public improvements within a resiliency improvement  
1347 district or finances the cost of such public improvements, the proportion  
1348 of such cost or estimated cost of such public improvements and

1349 financing thereof, as determined by the municipality, may be assessed  
1350 by the municipality, as a benefit assessment, in the manner prescribed  
1351 by such municipality, upon the real property within the resiliency  
1352 improvement district that is benefited by such public improvements.  
1353 The municipality may provide for the payment of such benefit  
1354 assessments in annual installments, not exceeding fifty years, and may  
1355 forgive such benefit assessments in any given year without causing the  
1356 remainder of installments of benefit assessments to be forgiven. Benefit  
1357 assessments on real property where buildings or structures are  
1358 constructed or expanded after the initial benefit assessment may be  
1359 assessed as if the new or expanded buildings or structures on such real  
1360 property existed at the time of the original benefit assessment.

1361       (2) Any benefit assessment shall be adopted and revised by the  
1362 municipality not less than annually and not more than sixty days before  
1363 the beginning of the fiscal year. If any benefit assessment is assessed and  
1364 levied prior to the acquisition or construction of the public  
1365 improvements, the amount of any such assessment may be adjusted to  
1366 reflect the actual cost of such public improvements, including all  
1367 financing costs, once such public improvements are complete, if the  
1368 actual cost is greater than or less than the estimated costs.

1369       (b) Before estimating and making a benefit assessment under  
1370 subsection (a) of this section, the municipality shall hold not less than  
1371 one public hearing on such municipality's schedule of benefit  
1372 assessments or any revision thereof. Notice of such hearing shall be  
1373 published not less than ten days before such hearing in a conspicuous  
1374 place on the Internet web site of the municipality, or the municipalities  
1375 acting jointly pursuant to an interlocal agreement, with the date and  
1376 time such notice was posted. The notice shall include (1) the date, time  
1377 and place of such hearing; (2) the boundaries of the resiliency  
1378 improvement district by legal description; (3) a statement that all  
1379 interested persons owning real estate or taxable property located within  
1380 the resiliency improvement district will be given an opportunity to be  
1381 heard at the hearing and an opportunity to file objections to the amount  
1382 of the assessment; (4) the maximum rate of assessments to be increased

1383 in any one year; and (5) a statement indicating that the proposed list of  
1384 properties to be assessed and the estimated assessments against those  
1385 properties are available at the city or town office or at the office of the  
1386 assessor. The notice may include a maximum number of years the  
1387 assessments will be levied. Not later than the date of the publication, the  
1388 municipality shall make available to any member of the public, upon  
1389 request, the proposed schedule of benefit assessments. The procedures  
1390 for public hearing and appeal set forth in section 7-250 of the general  
1391 statutes shall apply for all benefit assessments made by a municipality  
1392 pursuant to this section, except that the board of finance, or the  
1393 municipality's legislative body if no board of finance exists, shall be  
1394 substituted for the water pollution control authority.

1395 (c) A municipality may adopt ordinances apportioning the value of  
1396 improvements within a resiliency improvement district according to a  
1397 formula that reflects actual benefits that accrue to the various properties  
1398 because of the development and maintenance.

1399 (d) A municipality may increase assessments or extend the maximum  
1400 number of years the assessments will be levied after notice and public  
1401 hearing is held pursuant to subsection (b) of this section.

1402 (e) (1) Benefit assessments made under this section shall be collected  
1403 and enforced in the same manner as municipal taxes unless otherwise  
1404 provided in sections 24 to 32, inclusive, of this act. Benefit assessments  
1405 shall be due and payable at such times as are fixed by the municipality,  
1406 provided the municipality shall give notice of such due date not less  
1407 than thirty days prior to such due date by publication in a conspicuous  
1408 place on the Internet web site of each applicable municipality with the  
1409 date and time such notice was so posted and by mailing such notice to  
1410 the owners of the assessed real property at the last-known address of  
1411 any such owner. All revenues from any assessment under this section  
1412 shall be paid into the appropriate district master plan fund account  
1413 established under subsection (c) of section 27 of this act.

1414 (2) If any property owner fails to pay any assessment or part of an

1415 assessment on or before the date on which such assessment or part of  
1416 such assessment is due, the municipality shall have all the authority and  
1417 powers to collect the delinquent assessments vested in the municipality  
1418 by law to collect delinquent municipal taxes. Benefit assessments, if not  
1419 paid when due, shall constitute a lien upon the real property served and  
1420 a charge against the owners thereof, which lien and charge shall bear  
1421 interest at the same rate as delinquent property taxes. Each such lien  
1422 may be continued, recorded and released in the manner provided for  
1423 property tax liens and shall take precedence over all other liens or  
1424 encumbrances except a lien for property taxes of the municipality.

1425       Sec. 30. (NEW) (*Effective July 1, 2025*) (a) For the purpose of carrying  
1426 out or administering a district master plan or other functions authorized  
1427 under sections 24 to 32, inclusive, of this act, a municipality is  
1428 authorized, subject to the limitations and procedures set forth in this  
1429 section, to issue from time to time bonds and other obligations of the  
1430 municipality that are payable solely from and secured by (1) the full  
1431 faith and credit pledge of the municipality; (2) a pledge of and lien upon  
1432 any or all of the income, proceeds, revenues and property of the projects  
1433 within the resiliency improvement district, including the proceeds of  
1434 grants, loans, advances or contributions from the federal government,  
1435 the state or other source; (3) all revenues derived under sections 27 and  
1436 29 of this act received by the municipality; or (4) any combination of the  
1437 methods in subdivisions (1) to (3), inclusive, of this subsection. Except  
1438 for bonds secured by the full faith credit pledge of the municipality,  
1439 bonds authorized by this section shall not be included in computing the  
1440 aggregate indebtedness of the municipality.

1441       (b) Notwithstanding the provisions of any other statute, municipal  
1442 ordinance or charter provision governing the authorization and  
1443 issuance of bonds generally by the municipality, any bonds payable and  
1444 secured as provided in this section shall be authorized by a resolution  
1445 adopted by the legislative body of the municipality. Such bonds shall,  
1446 as determined by the legislative body of the municipality or the  
1447 municipal officers who are designated such authority by such body, (1)  
1448 be issued and sold; (2) bear interest at the rate or rates determined by

1449 the legislative body or its designee, including variable rates; (3) provide  
1450 for the payment of interest on the dates determined by the legislative  
1451 body or its designee, whether before or at maturity; (4) be issued at,  
1452 above or below par; (5) mature at such time or times not exceeding thirty  
1453 years; (6) have rank or priority; (7) be payable in such medium of  
1454 payment; (8) be issued in such form, including, without limitation,  
1455 registered or book-entry form, carry such registration and transfer  
1456 privileges and be made subject to purchase or redemption before  
1457 maturity at such price or prices and under such terms and conditions,  
1458 including the condition that such bonds be subject to purchase or  
1459 redemption on the demand of the owner thereof; and (9) contain such  
1460 other required terms and particulars.

1461 (c) The municipality may require that the bonds issued hereunder be  
1462 secured by a trust agreement by and between the municipality and a  
1463 corporate trustee, which may be any trust company or bank having the  
1464 powers of a trust company within the state. The trust agreement may  
1465 contain covenants or provisions for protecting and enforcing the rights  
1466 and remedies of the bondholders as may be necessary, reasonable or  
1467 appropriate and not in violation of law or other provisions or covenants  
1468 that are consistent with sections 24 to 32, inclusive, of this act and which  
1469 the municipality determines in such proceedings are necessary,  
1470 convenient or desirable to better secure the bonds, or will tend to make  
1471 the bonds more marketable, and which are in the best interests of the  
1472 municipality. The pledge by any trust agreement shall be valid and  
1473 binding from time to time when the pledge is made. The revenues or  
1474 other moneys so pledged and then held or thereafter received by the  
1475 municipality shall immediately be subject to the lien of the pledge  
1476 without any physical delivery thereof or further act and the lien of the  
1477 pledge shall be valid and binding as against all parties having claims of  
1478 any kind in tort, contract or otherwise against the board, irrespective of  
1479 whether the parties have notice thereof. All expenses incurred in  
1480 carrying out such trust agreement may be treated as project costs. In case  
1481 any municipal officer whose signature or a facsimile of whose signature  
1482 shall appear on any bonds or coupons shall cease to be an officer before

1483 the delivery of the obligations, the signature or facsimile shall  
1484 nevertheless be valid and sufficient for all purposes the same as if the  
1485 officer had remained in office until the delivery. Notwithstanding any  
1486 provision of the Uniform Commercial Code, neither this section, the  
1487 resolution of the municipality approving the bonds or any trust  
1488 agreement by which a pledge is created need be filed or recorded, and  
1489 no filing need be made under title 42a of the general statutes.

1490 (d) While any bonds issued hereunder remain outstanding, the  
1491 existence of the resiliency improvement district and the powers and  
1492 duties of the municipality with respect to such resiliency improvement  
1493 district shall not be diminished or impaired in any way that will affect  
1494 adversely the interests and rights of the holders of the bonds. Any bonds  
1495 issued by a municipality pursuant to this section, except for general  
1496 obligation bonds of the municipality secured by the full faith and credit  
1497 pledge of the municipality, shall contain on their face a statement to the  
1498 effect that neither the state nor the municipality shall be obliged to pay  
1499 the principal of or the interest thereon, and that neither the full faith and  
1500 credit or taxing power of the state or the municipality is pledged to the  
1501 payment of the bonds. All bonds issued under this section shall have  
1502 and are hereby declared to have all the qualities and incidents of  
1503 negotiable instruments, as provided in title 42a of the general statutes.

1504 (e) Any pledge made by a municipality pursuant to this section shall  
1505 be valid and binding from the time when the pledge is made, and any  
1506 revenues or other receipts, funds or moneys so pledged and thereafter  
1507 received by the municipality shall be subject immediately to the lien of  
1508 such pledge without any physical delivery thereof or further act. The  
1509 lien of any such pledge shall be valid and binding as against all parties  
1510 having claims of any kind in tort, contract or otherwise against the  
1511 municipality, irrespective of whether such parties have notice of such  
1512 lien.

1513 (f) Bonds issued under this section are hereby made securities in  
1514 which all public officers and public bodies of the state and its political  
1515 subdivisions, all insurance companies, trust companies, banking

1516 associations, investment companies, executors, administrators, trustees  
1517 and other fiduciaries may properly and legally invest funds, including  
1518 capital in their control and belonging to them, and such bonds shall be  
1519 securities that may properly and legally be deposited with and received  
1520 by any state or municipal officer or any agency or political subdivision  
1521 of the state for any purpose for which the deposit of bonds of the state  
1522 is now or may hereafter be authorized by law. Bonds may be issued  
1523 under this section without obtaining the consent of the state and without  
1524 any proceedings or the happening of any other conditions or things  
1525 other than those proceedings, conditions or things that are specifically  
1526 required thereof by this section.

1527 (g) Nothing in this section shall be construed to restrict the ability of  
1528 the municipality to raise revenue for the payment of project costs in any  
1529 manner otherwise authorized by law.

1530 (h) As used in this section, "bonds" means any bonds, including  
1531 refunding bonds, notes, interim certificates, debentures or other  
1532 obligations.

1533 Sec. 31. (NEW) (*Effective July 1, 2025*) The legislative body of each  
1534 applicable municipality may create an advisory board, whose members  
1535 include owners or occupants of real property located in or adjacent to a  
1536 resiliency improvement district. The advisory board may advise the  
1537 legislative body and any designated administrative entity on the  
1538 planning, construction and implementation of the district master plan  
1539 and maintenance and operation of the resiliency improvement district  
1540 after the district master plan is complete.

1541 Sec. 32. (NEW) (*Effective July 1, 2025*) (a) Within a resiliency  
1542 improvement district, priority consideration shall be given in the  
1543 solicitation, selection and design of infrastructure projects designed to  
1544 increase resilience and that (1) utilize natural and nature-based  
1545 solutions intended to restore, maintain or enhance ecosystem services  
1546 and processes that maintain or improve on environmental quality in or  
1547 adjacent to the district, or (2) address the needs of environmental justice



1548 communities, as defined in section 22a-20a of the general statutes, or of  
1549 vulnerable communities, as defined in section 16-243y of the general  
1550 statutes.

1551 (b) To the extent that a resiliency project results in the demolition or  
1552 reduction of affordable housing, as defined in section 8-39a of the  
1553 general statutes, the municipality, the developer of the resiliency  
1554 project, a property owner or a third-party entity shall commit to replace  
1555 such affordable housing units within the district. The replacement of  
1556 such affordable housing shall occur not later than four years after such  
1557 demolition or reduction. If the replacement is not feasible within the  
1558 district boundaries, such affordable housing shall be replaced within a  
1559 reasonable proximity to the district at a rate of not less than two units  
1560 for each unit that otherwise would have been replaced within the  
1561 district.

1562 Sec. 33. Section 22a-50 of the general statutes is amended by adding  
1563 subsection (m) as follows (*Effective from passage*):

1564 (NEW) (m) Not later than January 1, 2026, the commissioner shall  
1565 classify all second-generation anticoagulant rodenticides for restricted  
1566 use pursuant to subdivision (2) of subsection (c) of this section. For the  
1567 purposes of this subsection, "second-generation anticoagulant  
1568 rodenticide" means any pesticide product containing any one of the  
1569 following active ingredients: (1) Brodifacoum; (2) bromadiolone; (3)  
1570 difenacoum; or (4) difethialone.

1571 Sec. 34. Subsection (l) of section 22a-50 of the general statutes is  
1572 repealed and the following is substituted in lieu thereof (*Effective from*  
1573 *passage*):

1574 (l) (1) Not later than January 1, 2018, the commissioner shall classify  
1575 all neonicotinoids, as defined in section 22-61k, that are labeled for  
1576 treating plants, as restricted use pursuant to subdivision (2) of  
1577 subsection (c) of this section.

1578 (2) On and after January 1, 2026, no person shall sell, possess or use

1579 any pesticide that contains any neonicotinoid, as defined in section 22-  
1580 61k, except that such pesticide may be used on an agricultural plant or  
1581 to eliminate an invasive invertebrate pest if the Commissioner of Energy  
1582 and Environmental Protection, after consultation with the director of the  
1583 Connecticut Agricultural Experiment Station, determines that no other  
1584 effective control option is available. The director of the Connecticut  
1585 Agricultural Experiment Station may consult with the Pesticide  
1586 Advisory Council, established pursuant to subdivision (d) of section  
1587 22a-65, to determine if such pesticide is the only effective control option  
1588 available. For purposes of this subdivision, "agricultural plant" means  
1589 any plant, or part of any plant, that is grown, maintained or otherwise  
1590 produced for commercial purposes, including, but not limited to, any  
1591 plant grown, maintained or otherwise produced for sale or trade, for  
1592 research or experimental purposes or for use, in part or in whole, in  
1593 another location such as any grain, fruit, vegetable, wood fiber or timber  
1594 product, flowering or foliage plant or tree, seedling, transplant or turf  
1595 grass produced for sod. "Agricultural plant" does not include any  
1596 pasture or rangeland used for grazing and "invasive invertebrate pest"  
1597 means any species of invertebrate, including such invertebrate's eggs or  
1598 other biological material capable of propagating such species, and that:  
1599 (A) Occur outside of such species' Level III ecoregion, as defined by the  
1600 United States Environmental Protection Agency; and (B) are, or threaten  
1601 to become, substantial pests to plants of economic importance, an  
1602 environmental harm or harmful to human, animal or plant health; or (C)  
1603 are species regulated or under quarantine by the Connecticut  
1604 Agricultural Experiment Station pursuant to section 22-84a or the  
1605 United States Department of Agriculture's Animal and Plant Health  
1606 Inspection Service's Plant Protection and Quarantine Program.

1607 (3) The Commissioner of Energy and Environmental Protection may  
1608 assess a civil penalty of not more than two thousand five hundred  
1609 dollars to any person who violates the provisions of subdivision (2) of  
1610 this subsection for each such violation.

1611 (4) The provisions of subdivision (2) of this subsection shall not apply  
1612 to any neonicotinoid that is not labeled for use on plants, including, but

1613 not limited to, neonicotinoids labeled for use in pet care, veterinary use  
 1614 or indoor or structural pest control.

1615       Sec. 35. Section 8-2f of the general statutes is repealed. (*Effective July*  
 1616 *1, 2025*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2026</i>	New section
Sec. 2	<i>July 1, 2026</i>	New section
Sec. 3	<i>July 1, 2025</i>	New section
Sec. 4	<i>July 1, 2025</i>	20-327c
Sec. 5	<i>July 1, 2025</i>	New section
Sec. 6	<i>October 1, 2025</i>	22a-109(b)
Sec. 7	<i>October 1, 2025</i>	22a-109(d)
Sec. 8	<i>from passage</i>	New section
Sec. 9	<i>July 1, 2025</i>	25-68o(a)
Sec. 10	<i>July 1, 2025</i>	New section
Sec. 11	<i>July 1, 2025</i>	7-364
Sec. 12	<i>July 1, 2025</i>	13a-175a(a)
Sec. 13	<i>July 1, 2025</i>	8-23(d) to (f)
Sec. 14	<i>July 1, 2025</i>	8-23(i)
Sec. 15	<i>July 1, 2025</i>	8-35a(a) and (b)
Sec. 16	<i>July 1, 2025</i>	16a-27(h)
Sec. 17	<i>July 1, 2025</i>	28-5(h)
Sec. 18	<i>October 1, 2025</i>	8-2(b) and (c)
Sec. 19	<i>from passage</i>	8-1a(b)
Sec. 20	<i>July 1, 2025</i>	8-2e
Sec. 21	<i>July 1, 2025</i>	New section
Sec. 22	<i>July 1, 2025</i>	New section
Sec. 23	<i>July 1, 2025</i>	New section
Sec. 24	<i>July 1, 2025</i>	New section
Sec. 25	<i>July 1, 2025</i>	New section
Sec. 26	<i>July 1, 2025</i>	New section
Sec. 27	<i>July 1, 2025</i>	New section
Sec. 28	<i>July 1, 2025</i>	New section
Sec. 29	<i>July 1, 2025</i>	New section
Sec. 30	<i>July 1, 2025</i>	New section
Sec. 31	<i>July 1, 2025</i>	New section

Sec. 32	<i>July 1, 2025</i>	New section
Sec. 33	<i>from passage</i>	22a-50(m)
Sec. 34	<i>from passage</i>	22a-50(l)
Sec. 35	<i>July 1, 2025</i>	Repealer section

**ENV**      *Joint Favorable Subst.*