



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.*

JUD *Joint Favorable*