



General Assembly

January Session, 2025

Committee Bill No. 576

LCO No. 4840



Referred to Committee on COMMERCE

Introduced by:
(CE)

AN ACT REQUIRING THE ESTABLISHMENT OF THE LEARN HERE, LIVE HERE PROGRAM, INCREASING THE ANNUAL EXPENDITURE ON SUCH PROGRAM AND MAKING SUCH PROGRAM AVAILABLE TO CERTAIN INDIVIDUALS.

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

1 Section 1. Section 32-4i of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2025*):

3 (a) [The] On or before October 1, 2025, the Commissioner of Economic
4 and Community Development, in consultation with the Commissioner
5 of Revenue Services and the chancellor of the Connecticut State Colleges
6 and Universities, [may] shall establish the Learn Here, Live Here
7 program. Such program [may] shall provide an incentive for graduates
8 of a high school, public institution of higher education, private
9 university or college, or health care training school in this state, or
10 graduates from a technical education and career school, to buy a first
11 home in the state. Persons (1) who graduate on or after January 1, [2014]
12 2026, from such high schools, institutions, universities, colleges or
13 schools, and (2) whose annual federal adjusted gross income is not more
14 than seventy-five thousand dollars may have their income tax liability,

15 up to a maximum of two thousand five hundred dollars annually,
16 segregated into the Connecticut first-time homebuyers account
17 established pursuant to section 32-4j, provided not more than [one] five
18 million dollars from all program participants may be so segregated in
19 any calendar year. After a period not exceeding ten years after
20 graduation, any amounts so segregated may be withdrawn by a
21 participant for the purchase of a first home in the state. The
22 Commissioner of Economic and Community Development may make
23 payments in accordance with this section from said fund to the
24 participants. For the purposes of this section, "health care training
25 school" means a medical or dental school, chiropractic college, school or
26 college of optometry, school or college of chiropody or podiatry, school
27 of occupational therapy, hospital-based occupational school, school or
28 college of naturopathy, school of dental hygiene, school of physical
29 therapy or any other school or institution giving instruction in the
30 healing arts.

31 (b) (1) After a period not exceeding ten years after the date of
32 graduation, a participant in the program established pursuant to
33 subsection (a) of this section may apply to the Commissioner of
34 Economic and Community Development for a payment to be issued, on
35 behalf of such participant, and used as the down payment on a house,
36 which must be the first house such participant has bought, either singly
37 or jointly. Such payment may be in an amount equal to the amount of
38 segregated funds deposited on behalf of such participant. If the payment
39 is less than such amount, any excess amount shall be deposited in the
40 General Fund.

41 (2) If a participant ceases to live in the state at any time up to one year
42 after [such date] the date on which the Commissioner of Economic and
43 Community Development issued the payment to the participant, such
44 participant shall repay one hundred per cent of the amount paid out. If
45 a participant ceases to live in the state at any time up to two years after
46 such date, such participant shall repay eighty per cent of the amount
47 paid out. If a participant ceases to live in the state at any time up to three
48 years after such date, such participant shall repay sixty per cent of the

49 amount paid out. If a participant ceases to live in the state at any time
50 up to four years after such date, such participant shall repay forty per
51 cent of the amount paid out. If a participant ceases to live in the state at
52 any time up to five years after such date, such participant shall repay
53 twenty per cent of the amount paid out. After five years, there is no
54 repayment obligation. Any amounts repaid under this subdivision shall
55 be deposited in the General Fund.

56 (c) On or before December 1, [2012] 2025, the Commissioner of
57 Economic and Community Development [may] shall develop, within
58 available appropriations, a comprehensive public education program to
59 educate recent graduates of a high school, public institution of higher
60 education, private university or college, or health care training school in
61 the state, or of a technical education and career school, about the
62 program established under this section for first-time home buyers. The
63 public education program shall include, but not be limited to,
64 information concerning life-time savings plans and information on the
65 purchase of a home. [If the commissioner develops such public
66 education program, the department] The commissioner shall begin to
67 implement such program not later than January 1, [2014] 2026.

68 Sec. 2. Section 32-4k of the general statutes is repealed and the
69 following is substituted in lieu thereof (*Effective October 1, 2025*):

70 As part of the Learn Here, Live Here program established pursuant
71 to section 32-4i, as amended by this act, for taxable years commencing
72 on or after January 1, [2014] 2026, the Commissioner of Revenue Services
73 shall segregate the income taxes paid by a participant in said program
74 during a period not exceeding ten taxable years following the year of
75 graduation. Upon the request of such participant, the commissioner
76 shall segregate an annual amount of such tax liability, up to a maximum
77 of two thousand five hundred dollars per year. The total amount
78 segregated for all program participants shall not exceed [one] five
79 million dollars in any calendar year. The commissioner shall deposit
80 such segregated amounts into the Connecticut first-time homebuyers
81 account established pursuant to section 32-4j.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2025</i>	32-4i
Sec. 2	<i>October 1, 2025</i>	32-4k

CE *Joint Favorable*