



General Assembly

Substitute Bill No. 1187

January Session, 2025



**AN ACT CONCERNING FORECLOSURE, ASSIGNMENT AND OTHER
ENFORCEMENT ACTIONS FOR UNPAID SEWER ASSESSMENTS
AND OTHER FEES AND CHARGES.**

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

1 Section 1. Subsections (a) to (c), inclusive, of section 7-254 of the
2 general statutes are repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2025, and applicable to actions filed on or after*
4 *October 1, 2025*):

5 (a) Any assessment of benefits or any installment thereof, not paid
6 within thirty days after the due date, shall be delinquent and shall be
7 subject to interest from such due date at the interest rate and in the
8 manner provided by the general statutes for delinquent property taxes.
9 Each addition of interest shall be collectible as a part of such assessment.

10 (b) (1) Whenever any installment of an assessment becomes
11 delinquent, the interest on such delinquent installment shall be as
12 provided in subsection (a) of this section or five dollars, whichever is
13 greater. Any unpaid assessment and any interest due thereon shall
14 constitute a lien upon the real estate against which the assessment was
15 levied from the date of such levy. Each such lien may be continued,
16 recorded and released in the manner provided by the general statutes
17 for continuing, recording and releasing property tax liens. Each such

18 lien shall take precedence over all other liens and encumbrances except
19 taxes and may be enforced, in accordance with subdivision (2) of this
20 subsection, in the same manner as property tax liens. The tax collector
21 of the municipality may collect such assessments in accordance with any
22 mandatory provision of the general statutes for the collection of
23 property taxes and the municipality may recover any such assessment
24 in a civil action against any person liable therefor.

25 (2) In the case of one or more liens for any unpaid assessment and
26 any interest due thereon, as described in subdivision (1) of this
27 subsection, upon any owner-occupied real estate, no such lien or liens
28 may be foreclosed unless the principal for all such liens upon such
29 owner-occupied real estate exceeds three thousand dollars or three
30 years have elapsed from the date any such lien was filed and such lien
31 remains unpaid, except such restriction shall not apply if a tax or other
32 municipal lien is foreclosed in the same action against such real estate.

33 (c) [Any] (1) Except as provided in subdivision (2) of this subsection,
34 any municipality, by resolution of its legislative body, may assign, for
35 consideration, any and all liens filed by the tax collector to secure unpaid
36 sewer assessments as provided under the provisions of this chapter. The
37 consideration received by the municipality shall be negotiated between
38 the municipality and the assignee.

39 (2) In the case of one or more liens filed by the tax collector to secure
40 unpaid assessments, as described in subdivision (1) of this subsection,
41 upon any owner-occupied real estate, no such lien or liens may be
42 assigned unless the principal for all such liens upon such owner-
43 occupied real estate exceeds three thousand dollars or three years have
44 elapsed from the date any such lien was filed and such lien remains
45 unpaid, except such restriction shall not apply if a tax or other municipal
46 lien upon such real estate is also assigned.

47 Sec. 2. Subsections (a) and (b) of section 7-258 of the general statutes
48 are repealed and the following is substituted in lieu thereof (*Effective*
49 *October 1, 2025, and applicable to actions filed on or after October 1, 2025*):

50 (a) (1) Any charge for connection with or for the use of a sewerage
51 system, not paid within thirty days of the due date, shall thereupon be
52 delinquent and shall bear interest from the due date at the rate and in
53 the manner provided by the general statutes for delinquent property
54 taxes. Each addition of interest shall be collectible as a part of such
55 connection or use charge. Any such unpaid connection or use charge
56 shall constitute a lien upon the real estate against which such charge was
57 levied from the date it became delinquent. Each such lien may be
58 continued, recorded and released in the manner provided by the general
59 statutes for continuing, recording and releasing property tax liens. Each
60 such lien shall take precedence over all other liens and encumbrances
61 except taxes and may be foreclosed in the same manner as a lien for
62 property taxes in accordance with subdivision (2) of this subsection. The
63 municipality may by ordinance designate the tax collector or any other
64 person as collector of sewerage system connection and use charges and
65 such collector of sewerage system connection and use charges may
66 collect such charges in accordance with the provisions of the general
67 statutes for the collection of property taxes. The municipality may
68 recover any such charges in a civil action against any person liable
69 therefor. For the purpose of establishing or revising such connection or
70 use charges and for the purpose of collecting such charges any
71 municipality may enter into agreements with any water company or
72 municipal water department furnishing water in such municipality for
73 the purchase from such water company or municipal water department
74 of information or services and such agreement may designate such
75 water company or municipal water department as a billing or collecting
76 agent of the collector of sewerage system connection and use charges in
77 the municipality. Any water company or municipal water department
78 may enter into and fulfill any such agreements and may utilize for the
79 collection of such charges any of the methods utilized by it for the
80 collection of its water charges.

81 (2) In the case of one or more liens for any unpaid connection or use
82 charge, as described in subdivision (1) of this subsection, upon any
83 owner-occupied real estate, no such lien or liens may be foreclosed

84 unless the principal for all such liens upon such owner-occupied real
85 estate exceeds three thousand dollars or three years have elapsed from
86 the date any such lien was filed and such lien remains unpaid, except
87 such restriction shall not apply if a tax or other municipal lien is
88 foreclosed in the same action against such real estate.

89 (b) [Any] (1) Except as provided in subdivision (2) of this subsection,
90 any municipality, by resolution of its legislative body, may assign, for
91 consideration, any and all liens filed by the tax collector or collector of
92 sewerage system connection and use charges to secure unpaid sewerage
93 connection and use charges as provided under the provisions of this
94 chapter. The consideration received by the municipality shall be
95 negotiated between the municipality and the assignee.

96 (2) In the case of one or more liens filed by the tax collector or collector
97 of sewerage system connection and use charges to secure unpaid
98 sewerage connection and use charges, as described in subdivision (1) of
99 this subsection, upon any owner-occupied real estate, no such lien or
100 liens may be assigned unless the principal for all such liens upon such
101 owner-occupied real estate exceeds three thousand dollars or three
102 years have elapsed from the date any such lien was filed and such lien
103 remains unpaid, except such restriction shall not apply if a tax or other
104 municipal lien upon such real estate is also assigned.

105 Sec. 3. Section 22a-506 of the general statutes is repealed and the
106 following is substituted in lieu thereof (*Effective October 1, 2025, and*
107 *applicable to actions filed on or after October 1, 2025*):

108 (a) An authority may (1) levy and collect benefit assessments upon
109 the lands and buildings within its jurisdiction that, in its judgment, are
110 especially benefited by a wastewater system; (2) establish, revise and
111 collect rates, fees, charges, penalties and assessments for the use and
112 benefits of a wastewater system; and (3) order the owner of any building
113 which is accessible to a wastewater system to connect to such system, all
114 in the manner provided in sections 7-249 to 7-257, inclusive, and sections
115 22a-416 to 22a-599, inclusive.

116 (b) (1) Any assessment of benefits, including any installment thereof,
117 and any charge, fee, fine or other amount that is not paid within thirty
118 days after the due date shall be delinquent, shall be subject to interest
119 and shall constitute a lien upon the premises served and a charge upon
120 the owner thereof all in the manner provided both by the provisions of
121 the general statutes for delinquent property taxes and by section 7-258,
122 as amended by this act. The rules and regulations of the authority may
123 provide for the discontinuance of water pollution control service for
124 nonpayment of taxes, special assessments, fees, rates, penalties or other
125 charges therefor imposed under sections 22a-500 to 22a-519, inclusive.
126 Such lien shall take precedence over all other liens or encumbrances
127 except taxes and may be foreclosed against the lot or building served, in
128 accordance with subdivision (2) of this subsection, in the same manner
129 as a lien for taxes, provided all such liens shall continue until such time
130 as they shall be discharged or foreclosed by the authority without the
131 necessity of filing certificates of continuation, but in no event for longer
132 than ten years. The authority may institute a civil action against such
133 owner to recover the amount of any such fee or charge which remains
134 due and unpaid for thirty days along with interest thereon at the same
135 rate as unpaid taxes and with reasonable attorneys' fees, provided no
136 foreclosure to recover such amount may be instituted against the owner
137 of an owner-occupied premises unless the principal for such amount
138 exceeds three thousand dollars or three years have elapsed from the
139 date any such lien was filed and such lien remains unpaid, except such
140 restriction shall not apply if a tax or other municipal lien is foreclosed in
141 the same action against such real estate.

142 (2) In the case of one or more liens for any assessment of benefits and
143 any charge, fee, fine or other amount that is not paid within thirty days
144 after the due date, as described in subdivision (1) of this subsection,
145 upon any owner-occupied premises served, no such lien or liens may be
146 foreclosed unless the principal for all such liens upon such owner-
147 occupied premises served exceeds three thousand dollars or three years
148 have elapsed from the date any such lien was filed and such lien remains
149 unpaid, except such restriction shall not apply if a tax or other municipal

150 lien is foreclosed in the same action against such real estate.

151 Sec. 4. Subsection (a) of section 49-92o of the general statutes is
152 repealed and the following is substituted in lieu thereof (*Effective October*
153 *1, 2025, and applicable to actions filed on or after October 1, 2025*):

154 (a) [Any] (1) Except as provided in subdivision (2) of this subsection,
155 any regional sewer authority established under an act of the General
156 Assembly, may assign, for consideration, any and all liens filed by such
157 regional sewer authority to secure unpaid sewer assessments or
158 connection or use charges of the authority. The consideration received
159 by the authority shall be negotiated between the authority and the
160 assignee.

161 (2) In the case of one or more liens filed by a regional sewer authority
162 to secure unpaid sewer assessment or connection or use charges of the
163 authority, as described in subdivision (1) of this subsection, upon any
164 owner-occupied real estate, no such lien or liens may be assigned unless
165 the principal for all such liens upon such owner-occupied real estate
166 exceeds three thousand dollars or three years have elapsed from the
167 date any such lien was filed and such lien remains unpaid, except such
168 restriction shall not apply if a tax or other municipal lien upon such real
169 estate is also assigned.

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

Section 1	<i>October 1, 2025, and applicable to actions filed on or after October 1, 2025</i>	7-254(a) to (c)
Sec. 2	<i>October 1, 2025, and applicable to actions filed on or after October 1, 2025</i>	7-258(a) and (b)
Sec. 3	<i>October 1, 2025, and applicable to actions filed on or after October 1, 2025</i>	22a-506
Sec. 4	<i>October 1, 2025, and applicable to actions filed on or after October 1, 2025</i>	49-92o(a)

PD *Joint Favorable Subst.*