



General Assembly

January Session, 2025

Governor's Bill No. 1245

LCO No. 4390



Referred to Committee on ENVIRONMENT

Introduced by:

Request of the Governor Pursuant
to Joint Rule 9

AN ACT ESTABLISHING A RESILIENT CONNECTICUT STRATEGY.

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:

18 **NOTICE:**

19 **FLOOD COVERAGE IS NOT PROVIDED UNDER THIS**
20 **INSURANCE POLICY**

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

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

35 Sec. 3. (NEW) (*Effective July 1, 2025*) (a) Each person required to
36 provide a written residential condition report in accordance with section
37 20-327b of the general statutes shall concomitantly complete and
38 provide to the prospective purchaser a flood disclosure notice, as
39 prescribed by the Commissioner of Consumer Protection in accordance
40 with the provisions of subsection (b) of this section. Such flood
41 disclosure notice required by this section shall be provided for
42 transactions occurring on or after July 1, 2026.

43 (b) On or before June 15, 2026, the Commissioner of Consumer
44 Protection, in consultation with the Department of Energy and
45 Environmental Protection, the Insurance Department, the Department

46 of Housing, industry representatives and housing advocacy
47 organizations, shall develop a flood disclosure notice, to be prepared in
48 a format prescribed by the commissioner. Such notice shall include, but
49 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, transfers of newly constructed residential real
70 property for which an implied warranty is provided under chapter 827
71 of the general statutes shall be subject to the provisions of this section.
72 The seller shall provide the flood disclosure notice required by this
73 section at the time such seller would have otherwise been required to
74 provide the report described in section 20-327b of the general statutes
75 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 1 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 (e) The Commissioner of Consumer Protection may impose a fine of
152 not more than one thousand dollars for each occurrence of a violation of
153 this section.

154 Sec. 6. Subsection (b) of section 22a-109 of the general statutes is
155 repealed and the following is substituted in lieu thereof (*Effective October*
156 *1, 2025*):

157 (b) The zoning commission may by regulation exempt any or all of
158 the following uses from the coastal site plan review requirements of this
159 chapter: (1) Minor additions to or modifications of existing buildings or
160 detached accessory buildings, such as garages and utility sheds; (2)
161 construction of new or modification of existing structures incidental to
162 the enjoyment and maintenance of residential property including but
163 not limited to walks, terraces, elevated decks, driveways, swimming
164 pools, tennis courts, docks and detached accessory buildings; (3)
165 construction of new or modification of existing on-premise structures
166 including fences, walls, pedestrian walks and terraces, underground
167 utility connections, essential electric, gas, telephone, water and sewer
168 service lines, signs and such other minor structures as will not
169 substantially alter the natural character of coastal resources or restrict
170 access along the public beach; [(4) construction of an individual single-
171 family residential structure except when such structure is located on an

172 island not connected to the mainland by an existing road bridge or
173 causeway or except when such structure is in or within one hundred
174 feet of the following coastal resource areas: Tidal wetlands, coastal
175 bluffs and escarpments and beaches and dunes; (5)] (4) activities
176 conducted for the specific purpose of conserving or preserving soil,
177 vegetation, water, fish, shellfish, wildlife and other coastal land and
178 water resources; [(6)] (5) interior modifications to buildings; and [(7)] (6)
179 minor changes in use of a building, structure or property except those
180 changes occurring on property adjacent to or abutting coastal waters.
181 Gardening, grazing and the harvesting of crops shall be exempt from
182 the requirements of this chapter. Notwithstanding the provisions of this
183 subsection, shoreline flood and erosion control structures as defined in
184 subsection (c) of this section shall not be exempt from the requirements
185 of this chapter.

186 Sec. 7. Subsection (d) of section 22a-109 of the general statutes is
187 repealed and the following is substituted in lieu thereof (*Effective October*
188 *1, 2025*):

189 (d) A copy of each coastal site plan submitted for any shoreline flood
190 and erosion control structure, any activity proposed within a FEMA-
191 designated V, VE, A, AE or Limit of Moderate Wave Action (LiMWA)
192 area, or any site that contains tidal wetlands, beaches or dunes shall be
193 referred to the Commissioner of Energy and Environmental Protection
194 within fifteen days of its receipt by the zoning commission or zoning
195 board of appeals. The day of receipt shall be determined in accordance
196 with subsection (c) of section 8-7d. The commissioner may comment on
197 and make recommendations on such plans. Such comments and
198 recommendations shall be submitted to the zoning commission or
199 zoning board of appeals within thirty-five days of the date of receipt of
200 the coastal site plan by the commissioner and shall be considered by the
201 zoning commission or zoning board of appeals before final action on the
202 plan. If the commissioner fails to comment on a plan within the thirty-
203 five-day period or any extension granted by the zoning commission or
204 zoning board of appeals, the zoning commission or zoning board of

205 appeals may take final action on such plan. Failure to comment by the
206 commissioner shall not be construed to be approval or disapproval.

207 Sec. 8. (NEW) (*Effective from passage*) For projects that have not begun
208 construction by December 1, 2025, no state entity shall use state funds,
209 from any source, and no recipient of state funds or a federal grant or
210 loan provided through a state agency shall use any such money, from
211 any source, to directly subsidize the construction of any new residential
212 structure or reconstruction of a residential structure that increases the
213 finished habitable living space within a residential structure when such
214 structure is located within the floodway or within the coastal high
215 hazard areas, including Coastal AE, VE and V zones, and Limit of
216 Moderate Wave Action (LiMWA) areas, as defined by the Federal
217 Emergency Management Agency or on repetitive-loss properties,
218 provided such prohibition shall not preclude reconstruction of any
219 existing residential structure for the sole purpose of bringing the
220 structure into Federal Emergency Management Agency compliance or
221 work performed on an area of property that is outside of the floodway
222 or the coastal high hazard areas, including Coastal AE, VE and V zones,
223 and Limit of Moderate Wave Action (LiMWA) areas, as defined by the
224 Federal Emergency Management Agency.

225 Sec. 9. Subsection (a) of section 25-68o of the general statutes is
226 repealed and the following is substituted in lieu thereof (*Effective July 1,*
227 *2025*):

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

232 (2) On and after October 1, 2025, any such municipal evacuation or
233 hazard mitigation plan shall identify and address (A) threats to surface
234 transportation, critical infrastructure and local land uses as a result of
235 such sea level change, and (B) actions, strategies and capital projects to

236 avoid or reduce the impacts and risks resulting from climate change,
237 including, but not limited to, increased precipitation, flooding, sea level
238 rise and extreme heat. Any such surface transportation, critical
239 infrastructure, local land uses, actions, strategies and capital projects
240 shall be identified in geospatial data, as applicable, in addition to being
241 identified in such plan, and such data shall be made available to the
242 Commissioner of Emergency Services and Public Protection, the
243 Commissioner of Transportation and the Secretary of the Office of
244 Policy and Management upon request. Such geospatial data shall be
245 produced in the plane coordinate system, as described in section 13a-
246 255. Such work may be conducted on a regional basis.

247 Sec. 10. (NEW) (*Effective July 1, 2025*) On or before October 1, 2026,
248 and annually thereafter, each municipality shall submit a geospatial
249 data file of each culvert and bridge within the control and boundaries of
250 such municipality to the regional council of governments of which it is
251 a member in a form and manner prescribed by the Office of Policy and
252 Management, in consultation with the Departments of Transportation
253 and Energy and Environmental Protection. Such geospatial data shall
254 be produced and provided in the plane coordinate system, as described
255 in section 13a-255 of the general statutes. Such data file shall include, but
256 need not be limited to, geospatial data pertaining to each culvert and
257 bridge, the locational coordinates of each culvert and bridge, the age and
258 dimensions of each culvert and bridge and any additional information
259 deemed necessary by the Office of Policy and Management, in
260 consultation with the Departments of Transportation and Energy and
261 Environmental Protection. On or before December 1, 2026, and annually
262 thereafter, each regional council of governments shall: (1) Submit such
263 geospatial data file to the Secretary of the Office of Policy and
264 Management, and (2) report each municipality that failed to provide
265 such geospatial data file.

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

268 Upon the recommendation of the budget-making authority and
269 approval by the legislative body, any part or the whole of such fund
270 may be used for (1) capital and nonrecurring expenditures, but such use
271 shall be restricted to the financing of all or part of the planning,
272 construction, reconstruction or acquisition of any specific capital
273 improvement, including, but not limited to, planning, construction,
274 reconstruction or acquisition intended to increase the resiliency of a
275 capital improvement against the impacts of climate change, including,
276 but not limited to, increased precipitation, flooding, sea level rise and
277 extreme heat, or the acquisition of any specific item of equipment, (2)
278 costs associated with a property tax revaluation, and (3) costs associated
279 with the preparation, amendment or adoption of a plan of conservation
280 and development pursuant to section 8-23, as amended by this act.
281 Upon the approval of any such expenditure, an appropriation shall be
282 set up, plainly designated for the project, acquisition, revaluation or
283 plan of conservation and development for which it has been authorized,
284 and such unexpended appropriation may be continued until such
285 project, acquisition, revaluation or plan of conservation and
286 development is completed. Any unexpended portion of such
287 appropriation remaining after such completion shall revert to said
288 reserve fund.

289 Sec. 12. Subsection (a) of section 13a-175a of the general statutes is
290 repealed and the following is substituted in lieu thereof (*Effective July 1,*
291 *2025*):

292 (a) For each fiscal year there shall be allocated twelve million five
293 hundred thousand dollars out of the funds appropriated to the
294 Department of Transportation, or from any other source, not otherwise
295 prohibited by law, to be used by the towns (1) for the construction,
296 reconstruction, improvement [or] and maintenance of highways,
297 sections of highways, bridges [or] and structures incidental to highways
298 and bridges, [or the improvement thereof,] including (A) construction,
299 reconstruction, improvements and maintenance intended to increase
300 resiliency against increased precipitation, flooding, sea level rise and

301 extreme heat, and (B) the plowing of snow, the sanding of icy
302 pavements, the trimming and removal of trees, the installation,
303 replacement and maintenance of traffic signs, signals and markings, (2)
304 for traffic control and vehicular safety programs, traffic and parking
305 planning and administration, and other purposes and programs related
306 to highways, traffic and parking, and (3) for the purposes of providing
307 and operating essential public transportation services and related
308 facilities.

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

312 (d) In preparing such plan, the commission or any special committee
313 shall consider the following: (1) The community development action
314 plan of the municipality, if any, (2) the need for affordable housing, (3)
315 the need for protection of existing and potential public surface and
316 ground drinking water supplies, (4) the use of cluster development and
317 other development patterns to the extent consistent with soil types,
318 terrain and infrastructure capacity within the municipality, (5) the state
319 plan of conservation and development adopted pursuant to chapter 297,
320 (6) the regional plan of conservation and development adopted
321 pursuant to section 8-35a, as amended by this act, (7) physical, social,
322 economic and governmental conditions and trends, (8) the needs of the
323 municipality including, but not limited to, human resources, education,
324 health, housing, recreation, social services, public utilities, public
325 protection, transportation and circulation and cultural and
326 interpersonal communications, (9) the objectives of energy-efficient
327 patterns of development, the use of solar and other renewable forms of
328 energy and energy conservation, (10) protection and preservation of
329 agriculture, (11) the most recent sea level change scenario updated
330 pursuant to subsection (b) of section 25-68o, [and] (12) the need for
331 technology infrastructure in the municipality, and (13) for any such plan
332 adopted on or after October 1, 2026, the most recent hazard and climate
333 projections established by federal and state authorities, including, but

334 not limited to, the National Oceanic and Atmospheric Administration,
335 the Federal Emergency Management Agency, the United States
336 Environmental Protection Agency and The University of Connecticut.

337 (e) (1) [Such] Any such plan of conservation and development
338 adopted prior to October 1, 2026, shall (A) be a statement of policies,
339 goals and standards for the physical and economic development of the
340 municipality, (B) provide for a system of principal thoroughfares,
341 parkways, bridges, streets, sidewalks, multipurpose trails and other
342 public ways as appropriate, (C) be designed to promote, with the
343 greatest efficiency and economy, the coordinated development of the
344 municipality and the general welfare and prosperity of its people and
345 identify areas where it is feasible and prudent (i) to have compact,
346 transit accessible, pedestrian-oriented mixed use development patterns
347 and land reuse, and (ii) to promote such development patterns and land
348 reuse, (D) recommend the most desirable use of land within the
349 municipality for residential, recreational, commercial, industrial,
350 conservation, agricultural and other purposes and include a map
351 showing such proposed land uses, (E) recommend the most desirable
352 density of population in the several parts of the municipality, (F) note
353 any inconsistencies with the following growth management principles:
354 (i) Redevelopment and revitalization of commercial centers and areas of
355 mixed land uses with existing or planned physical infrastructure; (ii)
356 expansion of housing opportunities and design choices to accommodate
357 a variety of household types and needs; (iii) concentration of
358 development around transportation nodes and along major
359 transportation corridors to support the viability of transportation
360 options and land reuse; (iv) conservation and restoration of the natural
361 environment, cultural and historical resources and existing farmlands;
362 (v) protection of environmental assets critical to public health and
363 safety; and (vi) integration of planning across all levels of government
364 to address issues on a local, regional and state-wide basis, (G) make
365 provision for the development of housing opportunities, including
366 opportunities for multifamily dwellings, consistent with soil types,

367 terrain and infrastructure capacity, for all residents of the municipality
368 and the planning region in which the municipality is located, as
369 designated by the Secretary of the Office of Policy and Management
370 under section 16a-4a, (H) promote housing choice and economic
371 diversity in housing, including housing for both low and moderate
372 income households, and encourage the development of housing which
373 will meet the housing needs identified in the state's consolidated plan
374 for housing and community development prepared pursuant to section
375 8-37t and in the housing component and the other components of the
376 state plan of conservation and development prepared pursuant to
377 chapter 297, and (I) consider allowing older adults and persons with a
378 disability the ability to live in their homes and communities whenever
379 possible. Such plan may: (i) Permit home sharing in single-family zones
380 between up to four adult persons of any age with a disability or who are
381 sixty years of age or older, whether or not related, who receive
382 supportive services in the home; (ii) allow accessory apartments for
383 persons with a disability or persons sixty years of age or older, or their
384 caregivers, in all residential zones, subject to municipal zoning
385 regulations concerning design and long-term use of the principal
386 property after it is no longer in use by such persons; and (iii) expand the
387 definition of "family" in single-family zones to allow for accessory
388 apartments for persons sixty years of age or older, persons with a
389 disability or their caregivers. In preparing such plan the commission
390 shall consider focusing development and revitalization in areas with
391 existing or planned physical infrastructure.

392 (2) Any such plan of conservation and development adopted on or
393 after October 1, 2026, shall (A) be a statement of policies, goals and
394 standards for the physical and economic development of the
395 municipality; (B) provide for a system of principal thoroughfares,
396 parkways, bridges, streets, sidewalks, multipurpose trails and other
397 public ways as appropriate; (C) be designed to promote, with the
398 greatest efficiency and economy, the coordinated development of the
399 municipality and the general welfare and prosperity of its people and

400 identify areas where it is feasible and prudent (i) to have compact,
401 transit-accessible, pedestrian-oriented mixed use development patterns
402 and land reuse, and (ii) to promote such development patterns and land
403 reuse; (D) (i) include a climate change vulnerability assessment, based
404 on information from sources described in section 13 of this act, which
405 shall consist of an assessment of existing and anticipated threats to and
406 vulnerabilities of the municipality that are associated with natural
407 disasters, hazards and climate change, including, but not limited to,
408 increased temperatures, drought, flooding, wildfire, storm damage and
409 sea level rise, and the impacts such disasters and hazards may have on
410 individuals, communities, institutions, businesses, economic
411 development, public infrastructure and facilities, public health, safety
412 and welfare, (ii) identify goals, policies and techniques to avoid or
413 reduce such threats, vulnerabilities and impacts, and (iii) include a
414 statement describing any consistencies and inconsistencies identified
415 between such assessment and any existing or proposed municipal
416 natural hazard mitigation plan, floodplain management plan,
417 comprehensive emergency operations plan, emergency response plan,
418 post-disaster recovery plan, long-range transportation plan or capital
419 improvement plan in the municipality, and identify and recommend,
420 where necessary, the integration of data from such assessment into any
421 such plans and any actions necessary to achieve consistency and
422 coordination between such assessment and any such plans; (E)
423 recommend the most desirable use of land within the municipality for
424 residential, recreational, commercial, industrial, conservation,
425 agricultural and other purposes and include a map showing such
426 proposed land uses which considers the threats, vulnerabilities and
427 impacts identified in the climate change vulnerability assessment
428 conducted pursuant to subparagraph (D)(i) of this subdivision; (F)
429 recommend the most desirable density of population in the several parts
430 of the municipality; (G) note any inconsistencies with the following
431 growth management principles: (i) Redevelopment and revitalization of
432 commercial centers and areas of mixed land uses with existing or
433 planned physical infrastructure; (ii) expansion of housing opportunities

434 and design choices to accommodate a variety of household types and
435 needs; (iii) concentration of development around transportation nodes
436 and along major transportation corridors to support the viability of
437 transportation options and land reuse and reduction of vehicle mileage;
438 (iv) conservation and restoration of the natural environment, cultural
439 and historical resources and existing farmlands; (v) protection of
440 environmental assets critical to public health and safety; and (vi)
441 integration of planning across all levels of government to address issues
442 on a local, regional and state-wide basis; (H) make provision for the
443 development of housing opportunities, including opportunities for
444 multifamily dwellings, consistent with soil types, terrain and
445 infrastructure capacity, for all residents of the municipality and the
446 planning region in which the municipality is located, as designated by
447 the Secretary of the Office of Policy and Management pursuant to
448 section 16a-4a; (I) promote housing choice and economic diversity in
449 housing, including housing for both low and moderate income
450 households, and encourage the development of housing which will
451 meet the housing needs identified in the state's consolidated plan for
452 housing and community development prepared pursuant to section 8-
453 37t and in the housing component and the other components of the state
454 plan of conservation and development prepared pursuant to chapter
455 297; (J) consider allowing older adults and persons with disabilities the
456 ability to live in their homes and communities whenever possible; (K)
457 identify infrastructure, including, but not limited to, facilities, public
458 utilities and roadways, that is critical for evacuation purposes and
459 sustaining quality of life during a natural disaster, and that shall be
460 maintained at all times in an operational state; (L) identify strategies and
461 design standards that may be implemented to avoid or reduce risks
462 associated with natural disasters, hazards and climate change; and (M)
463 include geospatial data utilized in preparing such plan or that is
464 necessary to convey information in such plan. Any such plan may: (i)
465 Permit home sharing in single-family zones between up to four adult
466 persons of any age with a disability or who are sixty years of age or
467 older, whether or not related, who receive supportive services in the

468 home; (ii) allow accessory apartments for persons with a disability or
469 persons sixty years of age or older, or their caregivers, in all residential
470 zones, subject to municipal zoning regulations concerning design and
471 long-term use of the principal property after it is no longer in use by
472 such persons; (iii) expand the definition of "family" in single-family
473 zones to allow for accessory apartments for persons sixty years of age or
474 older, persons with a disability or their caregivers; and (iv) identify one
475 or more areas that are vulnerable to the impacts of climate change for
476 the purpose of prioritizing funding for infrastructure needs and
477 resiliency planning. In preparing such plan the commission shall
478 consider focusing development and revitalization in areas with existing
479 or planned physical infrastructure. The commission or any special
480 committee may utilize information and data from any natural hazard
481 mitigation plan, floodplain management plan, comprehensive
482 emergency operations plan, emergency response plan, post-disaster
483 recovery plan, long-range transportation plan, climate vulnerability
484 assessment or resilience plan in the preparation of such plan of
485 conservation and development, including a document coordinated by
486 the applicable regional council of governments, provided such
487 information and data shall not be incorporated by reference, but
488 summarized and applied in such plan to the specific policies, goals and
489 standards of the subject municipality.

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

497 (f) Such plan may show the commission's and any special
498 committee's recommendation for (1) conservation and preservation of
499 traprock and other ridgelines, (2) airports, parks, playgrounds and other
500 public grounds, (3) the general location, relocation and improvement of

501 schools and other public buildings, (4) the general location and extent
502 of public utilities and terminals, whether publicly or privately owned,
503 for water, light, power, transit and other purposes, (5) the extent and
504 location of public housing projects, (6) programs for the implementation
505 of the plan, including (A) a schedule, (B) a budget for public capital
506 projects, (C) a program for enactment and enforcement of zoning and
507 subdivision controls, building and housing codes and safety
508 regulations, (D) plans for implementation of affordable housing, (E)
509 plans for open space acquisition and greenways protection and
510 development, and (F) plans for corridor management areas along
511 limited access highways or rail lines, designated under section 16a-27,
512 as amended by this act, (7) proposed priority funding areas, (8) a land
513 use program that will promote the reduction and avoidance of risks
514 associated with natural disasters, hazards and climate change,
515 including, but not limited to, increased temperatures, drought, flooding,
516 wildfire, hurricanes and sea level rise, (9) a program for the transfer of
517 development rights, which establishes criteria for sending and receiving
518 sites and technical details for the program consistent with the provisions
519 of section 8-2e, as amended by this act, (10) identification of resiliency
520 improvement districts, as defined in section 23 of this act, and [(8)] (11)
521 any other recommendations as will, in the commission's or any special
522 committee's judgment, be beneficial to the municipality. The plan may
523 include any necessary and related maps, explanatory material,
524 photographs, charts or other pertinent data and information relative to
525 the past, present and future trends of the municipality.

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

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

532 (2) Any plan, section of a plan or recommendation in the plan that is

533 not endorsed in the report of the legislative body or, in the case of a
534 municipality for which the legislative body is a town meeting or
535 representative town meeting, by the board of selectmen, of the
536 municipality may only be adopted by the commission by a vote of not
537 less than two-thirds of all the members of the commission.

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

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

548 (5) Not more than sixty days after adoption of the plan, the
549 commission shall submit a copy of the plan, including geospatial data
550 required pursuant to subparagraph (M) of subdivision (2) of subsection
551 (e) of this section, to the Secretary of the Office of Policy and
552 Management [and] in a form and manner prescribed by the secretary.
553 The commission shall include with such copy a description of any
554 [inconsistency] inconsistencies between the plan adopted by the
555 commission and the regional plan of conservation and development
556 applicable to the municipality and the state plan of conservation and
557 development and the reasons [therefor] for any such inconsistencies.

558 Sec. 15. Subsections (a) and (b) of section 8-35a of the general statutes
559 are repealed and the following is substituted in lieu thereof (*Effective July*
560 *1, 2025*):

561 (a) At least once every ten years, each regional council of
562 governments shall make a plan of conservation and development for its
563 area of operation, showing its recommendations for the general use of

564 the area including land use, housing, principal highways and freeways,
565 bridges, airports, parks, playgrounds, recreational areas, schools, public
566 institutions, public utilities, agriculture and such other matters as, in the
567 opinion of the council, will be beneficial to the area. Any regional plan
568 so developed shall be based on studies of physical, social, economic and
569 governmental conditions and trends and shall be designed to promote
570 with the greatest efficiency and economy the coordinated development
571 of its area of operation and the general welfare and prosperity of its
572 people. Such plan may encourage resilient and energy-efficient patterns
573 of development, land use strategies to reduce the impacts of climate
574 change, the use of solar and other renewable forms of energy, and
575 energy conservation. Such plan shall be designed to promote abatement
576 of the pollution of the waters and air of the region. Such plan shall
577 consider the need for technology infrastructure in the region. The
578 regional plan shall identify areas where it is feasible and prudent (1) to
579 have compact, transit accessible, pedestrian-oriented mixed use
580 development patterns and land reuse, and (2) to promote such
581 development patterns and land reuse and shall note any inconsistencies
582 with the following growth management principles: (A) Redevelopment
583 and revitalization of regional centers and areas of mixed land uses with
584 existing or planned physical infrastructure; (B) expansion of housing
585 opportunities and design choices to accommodate a variety of
586 household types and needs; (C) concentration of development around
587 transportation nodes and along major transportation corridors to
588 support the viability of transportation options and land reuse; (D)
589 conservation and restoration of the natural environment, cultural and
590 historical resources and traditional rural lands; (E) protection of
591 environmental assets or ecosystem services critical to public health and
592 safety; and (F) integration of planning across all levels of government to
593 address issues on a local, regional and state-wide basis. The plan of each
594 region contiguous to Long Island Sound shall be designed to reduce
595 hypoxia, pathogens, toxic contaminants and floatable debris in Long
596 Island Sound. For plans adopted on or after October 1, 2025, such plan
597 shall (i) demonstrate consistency with the regional long-range

598 transportation plan and the regional summary of the hazard mitigation
599 plan in the case of a multijurisdiction hazard mitigation plan, and (ii)
600 identify critical facilities in the region and include geospatial data
601 relative to such facilities. Such geospatial information shall indicate
602 location, address and general function of the infrastructure.

603 (b) Before adopting the regional plan of conservation and
604 development or any part thereof or amendment thereto the regional
605 council of governments shall hold at least one public hearing thereon,
606 notice of the time, place and subject of which shall be given in writing
607 to the chief executive officer and planning commission, where one
608 exists, of each member town, city or borough. Notice of the time, place
609 and subject of such hearing shall be published once in a newspaper
610 having a substantial circulation in the region. Such notices shall be given
611 not more than twenty days or less than ten days before such hearing. At
612 least sixty-five days before the public hearing the regional council of
613 governments shall post the plan on the Internet web site of the council,
614 if any, and submit the plan to the Secretary of the Office of Policy and
615 Management for findings in the form of comments and
616 recommendations. By October 1, 2011, the secretary shall establish, by
617 regulations adopted in accordance with the provisions of chapter 54,
618 criteria for such findings which shall include procedures for a uniform
619 review of regional plans of conservation and development to determine
620 if a proposed regional plan of conservation and development is not
621 inconsistent with the state plan of conservation and development and
622 the state economic strategic plan. The regional council of governments
623 shall note on the record any inconsistency with the state plan of
624 conservation and development and the reasons for such inconsistency.
625 Adoption of the plan or part thereof or amendment thereto shall be
626 made by the affirmative vote of not less than a majority of the
627 representatives on the council. The plan shall be posted on the Internet
628 web site of the council, if any, and a copy of the plan or of any
629 amendments thereto, signed by the chairman of the council, shall be
630 transmitted to the chief executive officers, the town, city or borough

631 clerks, as the case may be, and to planning commissions, if any, in
632 member towns, cities or boroughs, and to the Secretary of the Office of
633 Policy and Management, or his or her designee. The geospatial data
634 developed pursuant to subsection (a) of this section shall be made
635 available to the Commissioner of Emergency Services and Public
636 Protection, the Commissioner of Transportation or the Secretary of the
637 Office of Policy and Management upon request. The regional council of
638 governments shall notify the Secretary of the Office of Policy and
639 Management of any inconsistency with the state plan of conservation
640 and development and the reasons therefor.

641 Sec. 16. Subsection (h) of section 16a-27 of the general statutes is
642 repealed and the following is substituted in lieu thereof (*Effective July 1,*
643 *2025*):

644 (h) (1) Any revision made after October 1, 2019, and until the
645 adoption of the state plan of conservation and development for 2025 to
646 2030, shall [(1)] (A) take into consideration risks associated with
647 increased coastal flooding and erosion, depending on site topography,
648 as anticipated in the most recent sea level change scenario updated
649 pursuant to subsection (b) of section 25-68o, [(2)] (B) identify the impacts
650 of such increased flooding and erosion on infrastructure and natural
651 resources, [(3)] (C) make recommendations for the siting of future
652 infrastructure and property development to minimize the use of areas
653 prone to such flooding and erosion, and [(4)] (D) take into consideration
654 the state's greenhouse gas reduction goals established pursuant to
655 section 22a-200a.

656 (2) Any revision made after the adoption of the state plan of
657 conservation and development for 2025 to 2030 shall (A) take into
658 consideration risks associated with (i) changes to the rate and timing of
659 annual precipitation and increased average temperatures resulting in
660 extreme heat, and (ii) increased flooding and erosion, depending on site
661 topography, as anticipated in the most recent sea level change scenario
662 updated pursuant to subsection (b) of section 25-68o, and by other

663 sources as deemed appropriate by the Secretary of the Office of Policy
664 and Management, (B) identify the impacts of extreme heat, drought and
665 increased flooding and erosion on infrastructure and natural resources,
666 (C) make recommendations for the siting of future infrastructure and
667 property development to minimize the use of areas prone to such
668 flooding and erosion, (D) make recommendations for land use strategies
669 that minimize risks to public health, infrastructure and the
670 environment, and (E) take into consideration the state's greenhouse gas
671 reduction goals established pursuant to section 22a-200a.

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

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

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

683 (b) Zoning regulations adopted pursuant to subsection (a) of this
684 section shall:

685 (1) Be made in accordance with a comprehensive plan and in
686 consideration of the plan of conservation and development adopted
687 under section 8-23, as amended by this act;

688 (2) Be designed to (A) lessen congestion in the streets; (B) secure
689 safety from fire, panic, flood and other dangers; (C) promote health and
690 the general welfare; (D) provide adequate light and air; (E) protect the
691 state's historic, tribal, cultural and environmental resources; (F) facilitate
692 the adequate provision for transportation, water, sewerage, schools,

693 parks and other public requirements; (G) consider the impact of
694 permitted land uses on contiguous municipalities and on the planning
695 region, as defined in section 4-124i, in which such municipality is
696 located; (H) address significant disparities in housing needs and access
697 to educational, occupational and other opportunities; (I) promote
698 efficient review of proposals and applications; and (J) affirmatively
699 further the purposes of the federal Fair Housing Act, 42 USC 3601 et
700 seq., as amended from time to time;

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

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

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

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

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

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

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

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

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

739 (c) Zoning regulations adopted pursuant to subsection (a) of this
740 section may:

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

744 (2) Be made with reasonable consideration for the protection of
745 historic factors;

746 (3) Require or promote (A) energy-efficient patterns of development;
747 (B) the use of distributed generation or freestanding solar, wind and
748 other renewable forms of energy; (C) combined heat and power; [and]
749 (D) energy conservation; and (E) resilience, as defined in section 16-
750 243y, including, but not limited to, risks related to extreme heat, drought
751 or prolonged or intense exposure to precipitation;

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

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

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

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

768 (8) Provide for floating zones, overlay zones and planned
769 development districts;

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

777 (10) In any municipality where a traprock ridge or an amphibolite
778 ridge is located, (A) provide for development restrictions in ridgeline
779 setback areas; and (B) restrict quarrying and clear cutting, except that
780 the following operations and uses shall be permitted in ridgeline setback
781 areas, as of right: (i) Emergency work necessary to protect life and

782 property; (ii) any nonconforming uses that were in existence and that
783 were approved on or before the effective date of regulations adopted
784 pursuant to this section; and (iii) selective timbering, grazing of
785 domesticated animals and passive recreation; and

786 (11) Provide for sending and receiving sites in conjunction with any
787 transfer of development rights program established pursuant to section
788 8-2e, as amended by this act.

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

792 (b) As used in this chapter:

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

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

805 (3) "As of right" or "as-of-right" means able to be approved in
806 accordance with the terms of a zoning regulation or regulations and
807 without requiring that a public hearing be held, a variance, special
808 permit or special exception be granted or some other discretionary
809 zoning action be taken, other than a determination that a site plan is in
810 conformance with applicable zoning regulations;

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

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

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

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

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

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

829 (10) "Sending site" shall mean one or more designated sites or areas
830 of land in which development rights are designated for use in one or
831 more receiving sites.

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

834 (a) Any two or more municipalities which have adopted the
835 provisions of this chapter or chapter 125a or which are exercising zoning
836 power pursuant to any special act may, with the approval of the
837 legislative body of each municipality, execute an agreement providing
838 for a system of development rights and the transfer of development
839 rights across the boundaries of the municipalities which are parties to

840 the agreement. Such system shall be implemented in a manner
841 approved by the legislative body of each municipality and by the
842 commission or other body which adopts zoning regulations of each
843 municipality. Such agreement may provide that such system be
844 administered by a regional council of governments or other agency.

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

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

866 (d) Eligible sending sites may include, but need not be limited to, (1)
867 core forest, as defined in section 16a-3k, (2) land classified as farm land
868 in accordance with section 12-107c, (3) agricultural land, as defined in
869 section 22-3, (4) areas identified as containing habitat for endangered or
870 threatened species pursuant to (A) federal law, (B) section 26-306 or 26-
871 308, or (C) a written determination of the United States Fish and Wildlife

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

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

890 Sec. 22. (NEW) (*Effective July 1, 2025*) (a) Not later than December 31,
891 2028, and every ten years thereafter, the Departments of Public Health
892 and Energy and Environmental Protection and the Public Utilities
893 Regulatory Authority shall each review their regulations pertaining to
894 water supply and, in accordance with the provisions of chapter 54 of the
895 general statutes, revise such regulations to incorporate the most
896 concurrent projections on precipitation, temperature or other applicable
897 conditions that could impact water quality, quantity and distribution.

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

904 or other applicable conditions that could impact public safety and
905 environmental quality.

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

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

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

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

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

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

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

933 (7) "Increased assessed value" means the valuation amount by which
934 the current assessed value of a resiliency improvement district exceeds
935 the original assessed value of the resiliency improvement district. If the
936 current assessed value is equal to or less than the original assessed
937 value, there is no increased assessed value.

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

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

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

954 (11) "Municipality" means a town, city, borough, consolidated town
955 and city or consolidated town and borough.

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

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

963 (14) "Resilience" has the same meaning as provided in section 16-243y
964 of the general statutes.

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

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

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

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

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

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

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

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

994 Sec. 24. (NEW) (*Effective July 1, 2025*) (a) Any municipality may, by
995 vote of its legislative body, establish a resiliency improvement district
996 located wholly within the boundaries of such municipality in
997 accordance with the requirements of this section and sections 25 to 32,
998 inclusive, of this act. If a municipality is governed by a home rule
999 charter, and such charter prohibits the establishment of a resiliency
1000 improvement district, such municipality shall not establish such district.
1001 Except as provided in subsection (d) of this section, the establishment of
1002 a resiliency improvement district approved by such municipality shall
1003 be effective upon the concurrent approval of such district and the
1004 adoption of a district master plan pursuant to section 26 of this act.

1005 (b) Within a resiliency improvement district, and consistent with the
1006 district master plan, the municipality, in addition to powers granted to
1007 such municipality under the Constitution of the state of Connecticut, the
1008 general statutes, the provisions of any special act or sections 25 to 32,
1009 inclusive, of this act, shall have the following powers:

1010 (1) To acquire, construct, reconstruct, improve, preserve, alter,
1011 extend, operate or maintain property or promote development intended
1012 to meet the objectives of the district master plan. The municipality may
1013 acquire property, land or easements through negotiation or by other
1014 means authorized for any municipality under the general statutes;

1015 (2) To execute and deliver contracts, agreements and other
1016 documents relating to the operation and maintenance of the resiliency
1017 improvement district;

1018 (3) To issue bonds and other obligations of the municipality in
1019 accordance with the provisions set forth in section 30 of this act;

1020 (4) Acting through its board of selectmen, town council or other
1021 governing body of such municipality, to enter into written agreements

1022 with a taxpayer that fixes the assessment of real property located within
1023 a resiliency improvement district, provided (A) the term of such
1024 agreement shall not exceed thirty years from the date of the agreement;
1025 and (B) the agreed assessment for such real property plus future
1026 improvements shall not be less than the assessment of the real property
1027 as of the last regular assessment date without such future
1028 improvements. Any such agreement shall be recorded in the land
1029 records of the municipality. The recording of such agreement shall
1030 constitute notice of the agreement to any subsequent purchaser or
1031 encumbrancer of the property or any part of it, whether voluntary or
1032 involuntary, and such agreement shall be binding upon any subsequent
1033 purchaser or encumbrancer. If the municipality claims that the taxpayer
1034 or a subsequent purchaser or encumbrancer has violated the terms of
1035 such agreement, the municipality may bring an action in the superior
1036 court for the judicial district in which the municipality is located to
1037 enforce such agreement;

1038 (5) To accept grants, advances, loans or other financial assistance
1039 from the federal government, the state, private entities or any other
1040 source, including, but not limited to, such funds as allowable from
1041 sections 7-159d, 22a-498 and 25-85 of the general statutes, and undertake
1042 any additional actions necessary or desirable to secure such financial
1043 aid; and

1044 (6) Upon such terms as the municipality determines, to furnish
1045 services or facilities, provide property, lend, grant or contribute funds
1046 and take any other action such municipality is authorized to perform for
1047 any other purposes.

1048 (c) The resiliency improvement district may be dissolved or the
1049 boundaries of such district may be modified upon the vote of the
1050 legislative body of the municipality, except that the resiliency
1051 improvement district may not be dissolved nor may the boundaries of
1052 the resiliency improvement district be decreased if any bonds or other
1053 indebtedness authorized and issued by the municipality under sections

1054 25 to 32, inclusive, of this act remain outstanding. Outstanding
1055 obligation bonds of the municipality secured solely by the full faith and
1056 credit of the municipality shall not preclude the dissolution of, or the
1057 decrease of the boundaries of, a resiliency improvement district.

1058 (d) Two or more contiguous municipalities may enter into an
1059 interlocal agreement in accordance with sections 7-339a to 7-339l,
1060 inclusive, of the general statutes, to establish a joint resiliency
1061 improvement district and adopt a district master plan for a district that
1062 consists of contiguous properties partially located in each such
1063 municipality. Such interlocal agreement shall be adopted prior to the
1064 establishment of any such joint district and the adoption of a district
1065 master plan for such district. A joint resiliency improvement district
1066 shall be deemed established upon the concurrent approval of such
1067 district and the adoption of a district master plan by the legislative
1068 bodies of all of the municipalities participating in the interlocal
1069 agreement.

1070 (e) The interlocal agreement under which two or more contiguous
1071 municipalities establish a joint resiliency improvement district shall
1072 apportion any power, right, duty or obligation granted to, or required
1073 of, any municipality under the provisions of sections 3 to 10, inclusive,
1074 of this act among the municipalities participating in the interlocal
1075 agreement.

1076 (f) Nothing in this section shall be construed to limit the power
1077 granted to a municipality pursuant to any provision of the general
1078 statutes or any special act to offer, enter into or modify any tax
1079 abatement for real property located in a resiliency improvement district
1080 if such real property contains one or more units of affordable housing,
1081 as defined in section 8-39a of the general statutes.

1082 Sec. 25. (NEW) (*Effective July 1, 2025*) Prior to the establishment of a
1083 resiliency improvement district and approval of a district master plan
1084 for such district, the legislative body of the municipality, or the board of

1085 selectmen in the case of a municipality in which the legislative body is a
1086 town meeting, shall:

1087 (1) Consider whether the proposed resiliency improvement district
1088 and district master plan will contribute to the well-being of the
1089 municipality or to the betterment of the health, welfare or safety of the
1090 inhabitants of the municipality;

1091 (2) Transmit the proposed district master plan to the planning
1092 commission of the municipality, if any, requesting a study of the
1093 proposed district master plan and a written advisory opinion, which
1094 shall include a determination on whether the proposed plan is
1095 consistent with the plan of conservation and development of the
1096 municipality adopted under section 8-23 of the general statutes, as
1097 amended by this act;

1098 (3) Hold at least one public hearing on the proposal to establish a
1099 resiliency improvement district and to adopt the proposed district
1100 master plan. Notice of the hearing shall be published not less than ten
1101 days prior to such hearing in a conspicuous place on the Internet web
1102 site of the municipality, or the municipalities acting jointly pursuant to
1103 an interlocal agreement, with the date and time such notice was so
1104 posted, and such notice shall include (A) the date, time and place of such
1105 hearing, (B) the legal description of the boundaries of the proposed
1106 resiliency improvement district, and (C) the draft district master plan,
1107 which plan shall be made available for physical review and posted
1108 electronically on the Internet web site of any applicable municipality;
1109 and

1110 (4) Determine whether the proposed resiliency improvement district
1111 meets the following conditions:

1112 (A) The district contains an area that experiences or is likely to
1113 experience adverse impacts from hazards or climate change, including,
1114 but not limited to, sea level rise, rising groundwater, extreme heat,
1115 wildfire, drought or flooding;

1116 (B) The district has been identified in a municipal hazard mitigation
1117 plan, local plan of conservation and development or regional plan of
1118 conservation and development or has been identified by another related
1119 planning process;

1120 (C) The plan demonstrates a reduction of risk in the district from such
1121 identified adverse impacts from hazards or climate change;

1122 (D) A portion of the real property within the district shall be suitable
1123 for commercial, industrial, mixed use or retail uses or transit-oriented
1124 development;

1125 (E) In the case of existing residential use, provides for the replacement
1126 of, or renovation to, residential buildings in the district, if the district is
1127 in a flood zone or within the boundaries of sea level rise as determined
1128 by the requirements of section 25-680 of the general statutes, as
1129 amended by this act, to include a height standard of not less than two
1130 feet of freeboard above the base flood elevation, or as designated by the
1131 State Building Code or municipal building requirements, whichever
1132 imposes a greater height standard, and whether construction of or
1133 renovation to commercial or industrial buildings shall be flood-proofed
1134 or elevated;

1135 (F) Provides for vehicle access to residential buildings in the district
1136 if the district is in a flood zone or is impacted by sea level rise, pursuant
1137 to section 25-680 of the general statutes, as amended by this act, at a
1138 height of two feet above base flood elevation;

1139 (G) The proposed district will not increase the vulnerability and risk
1140 to properties adjacent to the district or increase the risk to other hazards
1141 within the district; and

1142 (H) The original assessed value of a proposed resiliency
1143 improvement district plus the original assessed value of all existing tax
1144 increment districts within the relevant municipalities may not exceed
1145 ten per cent of the total value of taxable property within the

1146 municipalities as of October first of the year immediately preceding the
1147 establishment of the tax increment district. Excluded from the
1148 calculation in this subparagraph is any tax increment district established
1149 on or after October 1, 2015, that consists entirely of contiguous property
1150 owned by a single taxpayer. For the purpose of this subdivision,
1151 "contiguous property" includes a parcel or parcels of land divided by a
1152 road, power line, railroad line or right-of-way.

1153 Sec. 26. (NEW) (*Effective July 1, 2025*) (a) In connection with the
1154 establishment of a resiliency improvement district, the legislative body
1155 of a municipality shall adopt a district master plan for each resiliency
1156 improvement district and a statement of the percentage or stated sum
1157 of increased assessed value to be designated as captured assessed value
1158 in accordance with such plan. Such legislative body shall adopt such
1159 plan after receipt of a written advisory opinion from the planning
1160 commission or combined planning and zoning commission of the
1161 municipality pursuant to section 25 of this act or ninety days after such
1162 request was made, whichever is earlier. The district master plan shall be
1163 adopted at the same time that the resiliency improvement district is
1164 established as part of the resiliency improvement district adoption
1165 proceedings set forth in sections 24 to 32, inclusive, of this act.

1166 (b) The district master plan shall include: (1) The legal description of
1167 the boundaries of the resiliency improvement district; (2) a list of the tax
1168 identification numbers for all lots or parcels within the resiliency
1169 improvement district; (3) a description of the present condition and uses
1170 of all land and buildings within the resiliency improvement district and
1171 how the construction or improvement of physical facilities or structures
1172 will reduce or eliminate risk from any existing or expected hazards; (4)
1173 a description of the existing or expected hazards facing the district; (5) a
1174 description of the public facilities, improvements or programs within
1175 the resiliency improvement district anticipated to be undertaken and
1176 financed in whole or in part; (6) in the event of existing residential use
1177 within the resiliency improvement district, a plan for the rehabilitation,
1178 construction or replacement of any such existing housing in accordance

1179 with the state's consolidated plan for housing and community
1180 development prepared pursuant to section 8-37t of the general statutes
1181 and the state plan of conservation and development prepared pursuant
1182 to chapter 297 of the general statutes, which plan shall also include
1183 meaningful efforts to reduce displacement plans; (7) a financial plan in
1184 accordance with subsection (c) of this section; (8) a plan for the proposed
1185 maintenance and operation of the resiliency improvements after the
1186 improvements are completed; and (9) the maximum duration of the
1187 resiliency improvement district, which may not exceed a total of fifty tax
1188 years beginning with the tax year in which the resiliency improvement
1189 district is established.

1190 (c) The financial plan in a district master plan shall include: (1) Cost
1191 estimates for the public improvements and developments anticipated in
1192 the district master plan; (2) cost estimates to support relocation or
1193 temporary housing for displaced residents; (3) the maximum amount of
1194 indebtedness to be incurred to implement the district master plan; (4)
1195 sources of anticipated revenues, including, but not limited to, increased
1196 savings, fees, assessments, grants or other sources; (5) a description of
1197 the terms and conditions of any agreements, including any anticipated
1198 savings agreements, assessment agreements, contracts or other
1199 obligations related to the district master plan; (6) estimates of increased
1200 assessed values and estimates of increased savings of the resiliency
1201 improvement district; and (7) the portion of the increased assessed
1202 values and increased savings to be applied to the district master plan as
1203 captured assessed values and resulting tax increments in each year of
1204 the plan.

1205 (d) The district master plan may be amended from time to time by
1206 the legislative body of each applicable municipality. Such legislative
1207 body shall review the district master plan not less than once every ten
1208 years after the initial approval of the resiliency improvement district
1209 and the district master plan in order for the resiliency improvement
1210 district and the district master plan to remain in effect, provided no such
1211 district may be dissolved for the failure to comply with this section if

1212 any bonds or other indebtedness authorized and issued by the
1213 municipality under sections 24 to 32, inclusive, of this act remain
1214 outstanding. With respect to any district master plan that includes
1215 development that is funded in whole or in part by federal funds, the
1216 provisions of this subsection shall not apply to the extent that such
1217 provisions are prohibited by federal law.

1218 Sec. 27. (NEW) (*Effective July 1, 2025*) (a) In the district master plan,
1219 each applicable municipality may designate all or part of the tax
1220 increment revenues generated from the increased assessed value and all
1221 or part of any additional revenue resulting from the increased savings
1222 of a resiliency improvement district for the purpose of financing all or
1223 part of the implementation of the district master plan, and, in the case
1224 of any existing or planned residential use in such district, the percentage
1225 of such revenue necessary to rehabilitate, construct or replace dwellings
1226 for such use and to preserve, increase or improve access to affordable
1227 housing, as defined in section 8-39a of the general statutes, within the
1228 municipality, either within or adjacent to such district. The amount of
1229 tax increment revenues to be designated shall be determined by
1230 designating the captured assessed value, subject to any assessment
1231 agreements.

1232 (b) On or after the establishment of a resiliency improvement district
1233 and the adoption of a district master plan, the assessor of the
1234 municipality in which such district is located shall certify the original
1235 assessed value of the taxable real property within the boundaries of the
1236 resiliency improvement district. Each year after the establishment of a
1237 resiliency improvement district, the assessor shall certify the amount of
1238 the (1) current assessed value; (2) amount by which the current assessed
1239 value has increased or decreased from the original assessed value,
1240 subject to any assessment agreements; and (3) amount of the captured
1241 assessed value. Nothing in this subsection shall be construed to
1242 authorize the unequal apportionment or assessment of the taxes to be
1243 paid on real property in the municipality. Subject to any assessment
1244 agreements, an owner of real property within the resiliency

1245 improvement district shall pay real property taxes apportioned equally
1246 with real property taxes paid elsewhere in such municipality.

1247 (c) If a municipality has designated captured assessed value under
1248 subsection (a) of this section:

1249 (1) Each applicable municipality shall establish a district master plan
1250 fund that consists of: (A) A project cost account that is pledged to and
1251 charged with the payment of project costs that are outlined in the
1252 financial plan, including the reimbursement of project cost expenditures
1253 incurred by a public body, which public body may be the municipality,
1254 a developer, any property owner or any other third-party entity, and
1255 that are paid in a manner other than as described in subparagraph (B)
1256 of this subdivision; and (B) in instances of indebtedness issued by the
1257 municipality in accordance with section 30 of this act to finance or
1258 refinance project costs, a development sinking fund account that is
1259 pledged to and charged with the (i) payment of the interest and
1260 principal as the interest and principal fall due, including any
1261 redemption premium; (ii) payment of the costs of providing or
1262 reimbursing any provider of any guarantee, letter of credit, policy of
1263 bond insurance or other credit enhancement device used to secure
1264 payment of debt service on any such indebtedness; and (iii) funding any
1265 required reserve fund;

1266 (2) The municipality shall annually set aside all tax increment
1267 revenues on captured assessed values and deposit all such revenues to
1268 the appropriate district master plan fund account established under
1269 subdivision (1) of this subsection in the following order of priority: (A)
1270 To the development sinking fund account, an amount sufficient,
1271 together with estimated future revenues to be deposited to the account
1272 and earnings on the amount, to satisfy all annual debt service on the
1273 indebtedness issued in accordance with section 30 of this act and the
1274 financial plan, except for general obligation bonds of the municipality
1275 secured solely by the full faith and credit of the municipality; and (B) to
1276 the project cost account, all such remaining tax increment revenues on

1277 captured assessed values;

1278 (3) The municipality shall make transfers between district master
1279 plan fund accounts established under subdivision (1) of this subsection,
1280 provided the transfers do not result in a balance in either account that is
1281 insufficient to cover the annual obligations of each respective account;

1282 (4) The municipality may, at any time during the term of the
1283 resiliency improvement district, by vote of the legislative body of the
1284 municipality, return to the municipal general fund any tax increment
1285 revenues remaining in either account established under subdivision (1)
1286 of this subsection that exceeds those estimated to be required to satisfy
1287 the obligations of the account after taking into account any transfer
1288 made under subdivision (3) of this subsection; and

1289 (5) Any account or fund established pursuant to subdivision (1) of
1290 this subsection shall be audited annually by an independent auditor
1291 who is a public accountant licensed to practice in this state and who
1292 meets the independence standards included in generally accepted
1293 government auditing standards. A report of such audit shall be open to
1294 public inspection. Certified copies of such audit shall be provided to the
1295 State Auditors of Public Accounts.

1296 Sec. 28. (NEW) (*Effective July 1, 2025*) Costs authorized for payment
1297 from a district master plan fund, established pursuant to section 27 of
1298 this act shall be limited to:

1299 (1) Costs of improvements made within the resiliency improvement
1300 district, including, but not limited to, (A) capital costs, including, but not
1301 limited to, (i) the acquisition or construction of land, improvements,
1302 infrastructure, measures designed to improve resilience, environmental
1303 infrastructure, clean energy projects, public ways, parks, buildings,
1304 structures, railings, signs, landscaping, plantings, curbs, sidewalks,
1305 turnouts, recreational facilities, structured parking, transportation
1306 improvements, pedestrian improvements and other related
1307 improvements, fixtures and equipment for public or private use, (ii) the

1308 demolition, alteration, remodeling, repair or reconstruction of existing
1309 buildings, structures and fixtures, (iii) environmental remediation, (iv)
1310 site preparation and finishing work, and (v) all fees and expenses
1311 associated with the capital cost of such improvements, including, but
1312 not limited to, licensing and permitting expenses and planning,
1313 engineering, architectural, testing, legal and accounting expenses; (B)
1314 financing costs, including, but not limited to, closing costs, issuance
1315 costs, reserve funds and capitalized interest; (C) real property assembly
1316 costs; (D) costs of technical and marketing assistance programs; (E)
1317 professional service costs, including, but not limited to, licensing,
1318 architectural, planning, engineering, development and legal expenses;
1319 (F) maintenance and operation costs; (G) administrative costs,
1320 including, but not limited to, reasonable charges for the time spent by
1321 municipal employees, other agencies or third-party entities in
1322 connection with the implementation of a district master plan; and (H)
1323 organizational costs relating to the planning and the establishment of
1324 the resiliency improvement district, including, but not limited to, the
1325 costs of conducting environmental impact and other studies and the
1326 costs of informing the public about the creation of resiliency
1327 improvement districts and the implementation of the district master
1328 plan;

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

1341 by the establishment of the resiliency improvement district; and (C)
1342 costs of funding to mitigate any adverse impact of the resiliency
1343 improvement district upon the municipality and its constituents; and

1344 (3) Costs related to environmental improvement projects developed
1345 by the municipality related to the resiliency improvement district.

1346 Sec. 29. (NEW) (*Effective July 1, 2025*) (a) (1) Notwithstanding any
1347 provision of the general statutes, whenever a municipality constructs,
1348 improves, extends, equips, rehabilitates, repairs, acquires or provides a
1349 grant for any public improvements within a resiliency improvement
1350 district or finances the cost of such public improvements, the proportion
1351 of such cost or estimated cost of such public improvements and
1352 financing thereof, as determined by the municipality, may be assessed
1353 by the municipality, as a benefit assessment, in the manner prescribed
1354 by such municipality, upon the real property within the resiliency
1355 improvement district that is benefited by such public improvements.
1356 The municipality may provide for the payment of such benefit
1357 assessments in annual installments, not exceeding fifty years, and may
1358 forgive such benefit assessments in any given year without causing the
1359 remainder of installments of benefit assessments to be forgiven. Benefit
1360 assessments on real property where buildings or structures are
1361 constructed or expanded after the initial benefit assessment may be
1362 assessed as if the new or expanded buildings or structures on such real
1363 property existed at the time of the original benefit assessment.

1364 (2) Any benefit assessment shall be adopted and revised by the
1365 municipality not less than annually and not more than sixty days before
1366 the beginning of the fiscal year. If any benefit assessment is assessed and
1367 levied prior to the acquisition or construction of the public
1368 improvements, the amount of any such assessment may be adjusted to
1369 reflect the actual cost of such public improvements, including all
1370 financing costs, once such public improvements are complete, if the
1371 actual cost is greater than or less than the estimated costs.

1372 (b) Before estimating and making a benefit assessment under
1373 subsection (a) of this section, the municipality shall hold not less than
1374 one public hearing on such municipality's schedule of benefit
1375 assessments or any revision thereof. Notice of such hearing shall be
1376 published not less than ten days before such hearing in a conspicuous
1377 place on the Internet web site of the municipality, or the municipalities
1378 acting jointly pursuant to an interlocal agreement, with the date and
1379 time such notice was posted. The notice shall include (1) the date, time
1380 and place of such hearing; (2) the boundaries of the resiliency
1381 improvement district by legal description; (3) a statement that all
1382 interested persons owning real estate or taxable property located within
1383 the resiliency improvement district will be given an opportunity to be
1384 heard at the hearing and an opportunity to file objections to the amount
1385 of the assessment; (4) the maximum rate of assessments to be increased
1386 in any one year; and (5) a statement indicating that the proposed list of
1387 properties to be assessed and the estimated assessments against those
1388 properties are available at the city or town office or at the office of the
1389 assessor. The notice may include a maximum number of years the
1390 assessments will be levied. Not later than the date of the publication, the
1391 municipality shall make available to any member of the public, upon
1392 request, the proposed schedule of benefit assessments. The procedures
1393 for public hearing and appeal set forth in section 7-250 of the general
1394 statutes shall apply for all benefit assessments made by a municipality
1395 pursuant to this section, except that the board of finance, or the
1396 municipality's legislative body if no board of finance exists, shall be
1397 substituted for the water pollution control authority.

1398 (c) A municipality may adopt ordinances apportioning the value of
1399 improvements within a resiliency improvement district according to a
1400 formula that reflects actual benefits that accrue to the various properties
1401 because of the development and maintenance.

1402 (d) A municipality may increase assessments or extend the maximum
1403 number of years the assessments will be levied after notice and public
1404 hearing is held pursuant to subsection (b) of this section.

1405 (e) (1) Benefit assessments made under this section shall be collected
1406 and enforced in the same manner as municipal taxes unless otherwise
1407 provided in sections 24 to 32, inclusive, of this act. Benefit assessments
1408 shall be due and payable at such times as are fixed by the municipality,
1409 provided the municipality shall give notice of such due date not less
1410 than thirty days prior to such due date by publication in a conspicuous
1411 place on the Internet web site of each applicable municipality with the
1412 date and time such notice was so posted and by mailing such notice to
1413 the owners of the assessed real property at the last-known address of
1414 any such owner. All revenues from any assessment under this section
1415 shall be paid into the appropriate district master plan fund account
1416 established under subsection (c) of section 27 of this act.

1417 (2) If any property owner fails to pay any assessment or part of an
1418 assessment on or before the date on which such assessment or part of
1419 such assessment is due, the municipality shall have all the authority and
1420 powers to collect the delinquent assessments vested in the municipality
1421 by law to collect delinquent municipal taxes. Benefit assessments, if not
1422 paid when due, shall constitute a lien upon the real property served and
1423 a charge against the owners thereof, which lien and charge shall bear
1424 interest at the same rate as delinquent property taxes. Each such lien
1425 may be continued, recorded and released in the manner provided for
1426 property tax liens and shall take precedence over all other liens or
1427 encumbrances except a lien for property taxes of the municipality.

1428 Sec. 30. (NEW) (*Effective July 1, 2025*) (a) For the purpose of carrying
1429 out or administering a district master plan or other functions authorized
1430 under sections 24 to 32, inclusive, of this act, a municipality is
1431 authorized, subject to the limitations and procedures set forth in this
1432 section, to issue from time to time bonds and other obligations of the
1433 municipality that are payable solely from and secured by (1) the full
1434 faith and credit pledge of the municipality; (2) a pledge of and lien upon
1435 any or all of the income, proceeds, revenues and property of the projects
1436 within the resiliency improvement district, including the proceeds of
1437 grants, loans, advances or contributions from the federal government,

1438 the state or other source; (3) all revenues derived under sections 27 and
1439 29 of this act received by the municipality; or (4) any combination of the
1440 methods in subdivisions (1) to (3), inclusive, of this subsection. Except
1441 for bonds secured by the full faith credit pledge of the municipality,
1442 bonds authorized by this section shall not be included in computing the
1443 aggregate indebtedness of the municipality.

1444 (b) Notwithstanding the provisions of any other statute, municipal
1445 ordinance or charter provision governing the authorization and
1446 issuance of bonds generally by the municipality, any bonds payable and
1447 secured as provided in this section shall be authorized by a resolution
1448 adopted by the legislative body of the municipality. Such bonds shall,
1449 as determined by the legislative body of the municipality or the
1450 municipal officers who are designated such authority by such body, (1)
1451 be issued and sold; (2) bear interest at the rate or rates determined by
1452 the legislative body or its designee, including variable rates; (3) provide
1453 for the payment of interest on the dates determined by the legislative
1454 body or its designee, whether before or at maturity; (4) be issued at,
1455 above or below par; (5) mature at such time or times not exceeding thirty
1456 years; (6) have rank or priority; (7) be payable in such medium of
1457 payment; (8) be issued in such form, including, without limitation,
1458 registered or book-entry form, carry such registration and transfer
1459 privileges and be made subject to purchase or redemption before
1460 maturity at such price or prices and under such terms and conditions,
1461 including the condition that such bonds be subject to purchase or
1462 redemption on the demand of the owner thereof; and (9) contain such
1463 other required terms and particulars.

1464 (c) The municipality may require that the bonds issued hereunder be
1465 secured by a trust agreement by and between the municipality and a
1466 corporate trustee, which may be any trust company or bank having the
1467 powers of a trust company within the state. The trust agreement may
1468 contain covenants or provisions for protecting and enforcing the rights
1469 and remedies of the bondholders as may be necessary, reasonable or
1470 appropriate and not in violation of law or other provisions or covenants

1471 that are consistent with sections 24 to 32, inclusive, of this act and which
1472 the municipality determines in such proceedings are necessary,
1473 convenient or desirable to better secure the bonds, or will tend to make
1474 the bonds more marketable, and which are in the best interests of the
1475 municipality. The pledge by any trust agreement shall be valid and
1476 binding from time to time when the pledge is made. The revenues or
1477 other moneys so pledged and then held or thereafter received by the
1478 municipality shall immediately be subject to the lien of the pledge
1479 without any physical delivery thereof or further act and the lien of the
1480 pledge shall be valid and binding as against all parties having claims of
1481 any kind in tort, contract or otherwise against the board, irrespective of
1482 whether the parties have notice thereof. All expenses incurred in
1483 carrying out such trust agreement may be treated as project costs. In case
1484 any municipal officer whose signature or a facsimile of whose signature
1485 shall appear on any bonds or coupons shall cease to be an officer before
1486 the delivery of the obligations, the signature or facsimile shall
1487 nevertheless be valid and sufficient for all purposes the same as if the
1488 officer had remained in office until the delivery. Notwithstanding any
1489 provision of the Uniform Commercial Code, neither this section, the
1490 resolution of the municipality approving the bonds or any trust
1491 agreement by which a pledge is created need be filed or recorded, and
1492 no filing need be made under title 42a of the general statutes.

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

1504 payment of the bonds. All bonds issued under this section shall have
1505 and are hereby declared to have all the qualities and incidents of
1506 negotiable instruments, as provided in title 42a of the general statutes.

1507 (e) Any pledge made by a municipality pursuant to this section shall
1508 be valid and binding from the time when the pledge is made, and any
1509 revenues or other receipts, funds or moneys so pledged and thereafter
1510 received by the municipality shall be subject immediately to the lien of
1511 such pledge without any physical delivery thereof or further act. The
1512 lien of any such pledge shall be valid and binding as against all parties
1513 having claims of any kind in tort, contract or otherwise against the
1514 municipality, irrespective of whether such parties have notice of such
1515 lien.

1516 (f) Bonds issued under this section are hereby made securities in
1517 which all public officers and public bodies of the state and its political
1518 subdivisions, all insurance companies, trust companies, banking
1519 associations, investment companies, executors, administrators, trustees
1520 and other fiduciaries may properly and legally invest funds, including
1521 capital in their control and belonging to them, and such bonds shall be
1522 securities that may properly and legally be deposited with and received
1523 by any state or municipal officer or any agency or political subdivision
1524 of the state for any purpose for which the deposit of bonds of the state
1525 is now or may hereafter be authorized by law. Bonds may be issued
1526 under this section without obtaining the consent of the state and without
1527 any proceedings or the happening of any other conditions or things
1528 other than those proceedings, conditions or things that are specifically
1529 required thereof by this section.

1530 (g) Nothing in this section shall be construed to restrict the ability of
1531 the municipality to raise revenue for the payment of project costs in any
1532 manner otherwise authorized by law.

1533 (h) As used in this section, "bonds" means any bonds, including
1534 refunding bonds, notes, interim certificates, debentures or other

1535 obligations.

1536 Sec. 31. (NEW) (*Effective July 1, 2025*) The legislative body of each
1537 applicable municipality may create an advisory board, whose members
1538 include owners or occupants of real property located in or adjacent to a
1539 resiliency improvement district. The advisory board may advise the
1540 legislative body and any designated administrative entity on the
1541 planning, construction and implementation of the district master plan
1542 and maintenance and operation of the resiliency improvement district
1543 after the district master plan is complete.

1544 Sec. 32. (NEW) (*Effective July 1, 2025*) (a) Within a resiliency
1545 improvement district, priority consideration shall be given in the
1546 solicitation, selection and design of infrastructure projects designed to
1547 increase resilience and that (1) utilize natural and nature-based
1548 solutions intended to restore, maintain or enhance ecosystem services
1549 and processes that maintain or improve on environmental quality in or
1550 adjacent to the district, or (2) address the needs of environmental justice
1551 communities, as defined in section 22a-20a of the general statutes, or of
1552 vulnerable communities, as defined in section 16-243y of the general
1553 statutes.

1554 (b) To the extent that a resiliency project results in the demolition or
1555 reduction of affordable housing, as defined in section 8-39a of the
1556 general statutes, the municipality, the developer of the resiliency
1557 project, a property owner or a third-party entity shall commit to replace
1558 such affordable housing units within the district. The replacement of
1559 such affordable housing shall occur not later than four years after such
1560 demolition or reduction. If the replacement is not feasible within the
1561 district boundaries, such affordable housing shall be replaced within a
1562 reasonable proximity to the district at a rate of not less than two units
1563 for each unit that otherwise would have been replaced within the
1564 district.

1565 Sec. 33. (*Effective July 1, 2025*) Section 8-2f of the general statutes is

1566 repealed.

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>July 1, 2025</i>	Repealer section

Statement of Purpose:

To implement the Governor's budget recommendations.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]