



General Assembly

Amendment

January Session, 2025

LCO No. 7317



Offered by:

REP. KAVROS DEGRAW, 17th Dist.

To: Subst. House Bill No. 6963

File No. 620

Cal. No. 381

***"AN ACT CONCERNING THE ENFORCEMENT OF
REQUIREMENTS IMPOSED BY CERTAIN MUNICIPAL APPROVALS
AND THE NEW HOME CONSTRUCTION GUARANTY FUND."***

1 Strike lines 22 to 36, inclusive, in their entirety and insert the
2 following in lieu thereof:

3 "(3) For the purposes of this subdivision, "business" means a sole
4 proprietorship, trust, corporation, limited liability company, union,
5 association, firm, partnership or other organization or group of persons.
6 A business that fails to complete any improvement required by a site
7 plan approval, or constructs an improvement that does not conform to
8 the specifications required by the site plan approval applicable to such
9 improvement, may be deemed in violation of this subsection if the
10 zoning enforcement officer finds that (A) such approval has not expired,
11 (B) the business has suspended efforts to complete work necessary to
12 meet the requirements of such approval prior to the completion of such
13 work and the zoning enforcement officer determines the business has
14 no intent to resume such work within a reasonable time, and (C) the
15 incomplete or nonconforming work creates a condition constituting a

16 public health or safety hazard. The zoning enforcement officer may
17 initiate an enforcement action pursuant to section 8-12 against a
18 business that violates this subdivision."

19 Strike lines 72 to 87, inclusive, in their entirety and insert the
20 following in lieu thereof:

21 "(3) For the purposes of this subdivision, "business" means a sole
22 proprietorship, trust, corporation, limited liability company, union,
23 association, firm, partnership or other organization or group of persons.
24 A business that fails to complete any improvement required by a
25 subdivision plan approval, or constructs an improvement that does not
26 conform to the specifications required by the subdivision plan approval
27 applicable to such improvement, may be deemed in violation of this
28 subsection if the zoning enforcement officer finds that (A) such approval
29 has not expired, (B) the business has suspended efforts to complete work
30 necessary to meet the requirements of such approval prior to the
31 completion of such work and the zoning enforcement officer determines
32 the business has no intent to resume such work within a reasonable
33 time, and (C) the incomplete or nonconforming work creates a condition
34 constituting a public health or safety hazard. The zoning enforcement
35 officer may initiate an enforcement action pursuant to section 8-12
36 against a business that violates this subdivision."

37 Strike lines 151 to 169, inclusive, in their entirety and insert the
38 following in lieu thereof:

39 "(d) For the purposes of this subdivision, "business" means a sole
40 proprietorship, trust, corporation, limited liability company, union,
41 association, firm, partnership or other organization or group of persons.
42 A business that fails to complete any improvement required by an
43 inland wetlands approval, or constructs an improvement that does not
44 conform to the specifications required by the inland wetlands approval
45 applicable to such improvement, may be deemed in violation of this
46 subsection if the authorized agent of the inland wetlands agency or,
47 where no such agent has been appointed, the zoning enforcement officer

48 finds that (1) such approval has not expired, (2) the business has
49 suspended efforts to complete work necessary to meet the requirements
50 of such approval prior to the completion of such work and the
51 authorized agent of the inland wetlands agency or, where no such agent
52 has been appointed, the zoning enforcement officer determines the
53 business has no intent to resume such work within a reasonable time,
54 and (3) the incomplete or nonconforming work creates a condition
55 constituting a public health or safety hazard. The authorized agent of
56 the inland wetlands agency or, where no such agent has been appointed,
57 the zoning enforcement officer may initiate an enforcement action
58 pursuant to section 8-12 against a business that violates this
59 subdivision."