



General Assembly

Amendment

January Session, 2025

LCO No. 8466



Offered by:
SEN. LOPES, 6th Dist.

To: Subst. Senate Bill No. 9

File No. 418

Cal. No. 240

**"AN ACT CONCERNING THE ENVIRONMENT, CLIMATE AND
SUSTAINABLE MUNICIPAL AND STATE PLANNING, AND THE USE
OF NEONICOTINOIDS AND SECOND-GENERATION
ANTICOAGULANT RODENTICIDES."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective July 1, 2026*) Each insurer that delivers,
4 issues for delivery or renews in this state a homeowners or renters
5 insurance policy for a residential dwelling shall provide to the insured
6 a notice prescribed or approved by the Insurance Commissioner that
7 explains clearly, conspicuously and in plain language that: (1) Such
8 policy does not provide coverage for loss caused by flood, and (2)
9 insurance is available under separate flood policies, including
10 information regarding flood insurance eligibility and access.

11 Sec. 2. (NEW) (*Effective July 1, 2026*) (a) Not later than ten days prior
12 to the date of the closing in a mortgage loan transaction, each creditor,
13 as defined in section 49-6a of the general statutes, shall notify the

14 mortgage loan applicant, in writing, that: (1) Standard homeowners
15 insurance policies do not cover flood damage and related losses; (2)
16 flood damage to property may occur regardless of whether the real
17 property is located in a designated flood zone; and (3) the applicant may
18 wish to consult a licensed insurance producer or surplus lines broker
19 concerning the availability and benefits of obtaining flood insurance.

20 (b) The notice required by subsection (a) of this section shall be
21 written in plain language and signed and dated by the mortgage loan
22 applicant to acknowledge receipt of such notice. Each creditor shall keep
23 and maintain a copy of such notice with the mortgage loan applicant's
24 mortgage records.

25 Sec. 3. Subdivision (2) of subsection (d) of section 20-327b of the
26 general statutes is repealed and the following is substituted in lieu
27 thereof (*Effective July 1, 2025*):

28 (2) Pursuant to the Uniform Property Condition Disclosure Act, the
29 seller is obligated to answer the following questions and to disclose
30 herein any knowledge of any problem regarding the following:

31 (A) A subsection entitled "Subject Property"

32 (i) Name of seller(s)

33 (ii) Street address, municipality, zip code

34 (B) A subsection entitled "General Information"

35 (i) Indicate the YEAR the structure was built:

36 (ii) Indicate HOW LONG you have occupied the property: If not
37 applicable, indicate with N/A.

38 (iii) Does anyone else claim to own any part of your property,
39 including, but not limited to, any encroachment(s)? If YES, explain:

40 (iv) Does anyone other than you have or claim to have any right to
41 use any part of your property, including, but not limited to, any

42 easement or right-of-way? If YES, explain:

43 (v) Is the property in a flood hazard area or an inland wetlands area?

44 If YES, explain:

45 (vi) Are you aware of the presence of a dam on the property that has
46 been or is required to be registered with the Department of Energy and
47 Environmental Protection? If YES, explain:

48 (vii) Do you have any reason to believe that the municipality in which
49 the subject property is located may impose any assessment for purposes
50 such as sewer installation, sewer improvements, water main
51 installation, water main improvements, sidewalks or other
52 improvements? If YES, explain:

53 (viii) Is the property located in a municipally designated village
54 district, municipally designated historic district or listed on the National
55 Register of Historic Places? If YES, explain:

56 (ix) Special Statement: Information concerning village districts and
57 historic districts may be obtained from the municipality's village or
58 historic district commission, if applicable.

59 (x) Is the property located in a special tax district? If YES, explain:

60 (xi) Is the property subject to any type of land use restrictions, other
61 than those contained within the property's chain of title or that are
62 necessary to comply with state laws or municipal zoning? If YES,
63 explain:

64 (xii) Is the property located in a common interest community? If YES,
65 is it subject to any community or association dues or fees? Please
66 explain:

67 (xiii) Do you have any knowledge of prior or pending litigation,
68 government agency or administrative actions, orders or liens on the
69 property related to the release of any hazardous substance? If YES,
70 explain:

71 (C) A subsection entitled "Leased Equipment"

72 Does the property include any Leased or Rented Equipment that
73 would necessitate or obligate either of the following: The assignment or
74 transfer of the lease or rental agreement(s) to the buyer or the
75 replacement or substitution of the equipment by the buyer? If YES,
76 indicate by checking ALL items that apply: PROPANE FUEL TANK;
77 WATER HEATER; SECURITY ALARM SYSTEM; FIRE ALARM
78 SYSTEM; SATELLITE DISH ANTENNA; WATER TREATMENT
79 SYSTEM; SOLAR DEVICES; MAJOR APPLIANCES; OTHER

80 (D) A subsection entitled "Mechanical/Utility Systems"

81 (i) Heating system problems? If YES, explain. List Fuel Types.

82 (ii) Hot water heater Type: Age: Hot water problems? If YES, explain:

83 (iii) Is there an underground storage tank? If YES, give AGE of tank
84 and LOCATION.

85 (iv) Are you aware of any problems with the underground storage
86 tank? If YES, explain:

87 (v) During the time you have owned the property, has there ever been
88 an underground storage tank located on the property? If YES, has it been
89 removed? If YES, what was the date of removal and what was the name
90 and address of the person or business who removed such underground
91 storage tank? Provide any and all written documentation of such
92 removal within your control or possession by attaching a copy of such
93 documentation to this form.

94 (vi) Air conditioning problems? If YES, explain: Air conditioning
95 Type: Central; Window; Other

96 (vii) Plumbing system problems? If YES, explain:

97 (viii) Electrical System problems? If YES, explain:

98 (ix) Electronic security system problems? If YES, explain:

- 99 (x) Are there carbon monoxide or smoke detectors located in a
100 dwelling on the property? If YES, state the NUMBER of such detectors
101 and whether there have been problems with such detectors;
- 102 (xi) Fire sprinkler system problems? If YES, explain:
- 103 (E) A subsection entitled "Water System"
- 104 (i) Domestic Water System Type: Public; Private Well; Other
- 105 (ii) If Public Water:
- 106 (I) Is there a separate expense/fee for water usage? If YES, is the
107 expense/fee for water usage flat or metered? Give the AMOUNT and
108 explain:
- 109 (II) Are there any UNPAID water charges? If YES, state the amount
110 unpaid:
- 111 (iii) If Private Well:
- 112 Has the well water been tested for contaminants/volatile organic
113 compounds? If YES, attach a copy of the report.
- 114 (iv) If Public Water or Private Well: Are you aware of any problems
115 with the well, or with the water quality, quantity, recovery, or pressure?
116 If YES, explain:
- 117 (F) A subsection entitled "Sewage Disposal System"
- 118 (i) Sewage Disposal System Type: Public; Septic; Cesspool; Other
- 119 (ii) If Public Sewer:
- 120 (I) Is there a separate charge made for sewer use? If YES, is it Flat or
121 Metered?
- 122 (II) If it is a Flat amount, state amount and due dates:
- 123 (III) Are there any UNPAID sewer charges? If any unpaid sewer

- 124 charges, state the amount:
- 125 (iii) If Private:
- 126 (I) Name of service company
- 127 (II) Date last pumped: AND frequency:
- 128 (III) For any sewage system, are there problems? If YES, explain:
- 129 (G) A subsection entitled "Asbestos/Lead"
- 130 (i) Are asbestos containing insulation or building materials present?
- 131 If YES, location:
- 132 (ii) Is lead paint present? If YES, location:
- 133 (iii) Is lead plumbing present? If YES, location:
- 134 (H) A subsection entitled "Building/Structure/Improvements"
- 135 (i) Is the foundation made of concrete? If NO, explain:
- 136 (ii) Foundation/Slab problems or settling? If YES, explain:
- 137 (iii) Basement Water Seepage/Dampness? If YES, explain Amount,
- 138 Frequency and Location:
- 139 (iv) Sump pump problems? If YES, explain:
- 140 (v) Do you have any knowledge of any testing or inspection done by
- 141 a licensed professional related to a foundation on the property? If YES,
- 142 disclose the testing or inspection method, the areas or locations that
- 143 were tested or inspected, the results of such testing or inspection and
- 144 attach a copy of the report concerning such testing or inspection.
- 145 (vi) Do you have any knowledge of any repairs related to a
- 146 foundation on the property? If YES, describe such repairs, disclose the
- 147 areas repaired and attach a copy of the report concerning such repairs.
- 148 (vii) Do you have any knowledge related to the presence of pyrrhotite

- 149 in a foundation on the property? If YES, explain:
- 150 (viii) Roof type; Age?
- 151 (ix) Roof leaks? If YES, explain:
- 152 (x) Exterior siding problems? If YES, explain:
- 153 (xi) Chimney, Fireplace, Wood or Coal Stove problems? If YES,
154 explain:
- 155 (xii) Patio/deck problems? If YES, explain:
- 156 (xiii) If constructed of Wood, is the Wood Treated or Untreated?
- 157 (xiv) Driveway problems? If YES, explain:
- 158 (xv) Water drainage problems? If YES, explain:
- 159 (xvi) Interior Floor, Wall and/or Ceiling problems? If YES, explain:
- 160 (xvii) Fire and/or Smoke damage? If YES, explain:
- 161 (xviii) Termite, Insect, Rodent or Pest Infestation problems? If YES,
162 explain:
- 163 (xix) Rot or Water damage problems? If YES, explain:
- 164 (xx) Is house insulated? If YES, Type: Location:
- 165 (xxi) Has a test for Radon been performed? If YES, attach a copy of
166 the report.
- 167 (xxii) Is there a Radon Control System in place? If YES, explain:
- 168 (xxiii) Has a Radon control system been in place in the previous 12
169 months? If YES, explain:
- 170 (I) A subsection entitled "Flood Risk Awareness"
- 171 (i) Is the property located in a Federal Emergency Management

172 Agency designated floodplain? If YES, which zone:

173 (ii) During the time that the seller has owned the property, has the
174 seller received assistance or is the seller aware of any previous owners
175 receiving assistance from the Federal Emergency Management Agency,
176 the United States Small Business Administration or any other federal or
177 state disaster assistance program for flood damage to the property?

178 (iii) Is there a current flood insurance policy in effect on the property?

179 (iv) Is a Federal Emergency Management Agency elevation certificate
180 available?

181 (v) Has the seller ever filed a claim for flood damage to the property?

182 (vi) If there is a structure on the property, has the structure
183 experienced any water penetration or damage due to seepage or a
184 natural flood event?

185 [(I)] (J) The Seller should attach additional pages to further explain
186 any item(s) above. Indicate here the number of additional pages
187 attached:

188 [(J)] (K) Questions contained in subparagraphs (A) to [(I)] (J),
189 inclusive, of this subdivision shall contain checkboxes indicating "yes",
190 "no", "not applicable" or "unknown".

191 Sec. 4. Subdivision (4) of subsection (d) of section 20-327b of the
192 general statutes is repealed and the following is substituted in lieu
193 thereof (*Effective July 1, 2025*):

194 (4) The written residential condition report shall contain the
195 following in a separate section immediately below the seller's
196 certification:

197 IMPORTANT INFORMATION

198 (A) RESPONSIBILITIES OF REAL ESTATE BROKERS

199 This report in no way relieves a real estate broker of the broker's
200 obligation under the provisions of section 20-328-5a of the Regulations
201 of Connecticut State Agencies to disclose any material facts. Failure to
202 do so could result in punitive action taken against the broker, such as
203 fines, suspension or revocation of license.

204 (B) STATEMENTS NOT TO CONSTITUTE A WARRANTY

205 Any representations made by the seller on the written residential
206 condition report shall not constitute a warranty to the buyer.

207 (C) NATURE OF REPORT

208 This Residential Property Condition Report is not a substitute for
209 inspections, tests and other methods of determining the physical
210 condition of property.

211 (D) INFORMATION ON THE RESIDENCE OF CONVICTED
212 FELONS

213 Information concerning the residence address of a person convicted
214 of a crime may be available from law enforcement agencies or the
215 Department of Public Safety.

216 (E) BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

217 Prospective buyers should consult with the municipal building
218 official in the municipality in which the property is located to confirm
219 that building permits and certificates of occupancy have been issued for
220 work on the property.

221 (F) HOME INSPECTION

222 Buyers should have the property inspected by a licensed home
223 inspector.

224 (G) CONCRETE FOUNDATION

225 Prospective buyers may have a concrete foundation inspected by a

226 licensed professional engineer who is a structural engineer for
227 deterioration of the foundation due to the presence of pyrrhotite.

228 (H) DAM

229 Information concerning the registration and categorization of a dam
230 on the property may be obtained from the Department of Energy and
231 Environmental Protection.

232 (I) FLOOD INSURANCE, FLOOD MAPS AND FLOOD RISK

233 Federal law requires owners to obtain and maintain flood insurance
234 for properties financed with a federally regulated or insured mortgage
235 in a Special Flood Hazard Area, also known as a high-risk zone on
236 FEMA's flood insurance rate maps. In addition, for properties that have
237 previously received federal disaster assistance, owners are required to
238 obtain and maintain flood insurance as a condition to be eligible for
239 future assistance. This requirement affixes to the property and applies
240 to all future owners. FEMA flood maps are not designed, nor intended
241 to be, a reliable tool for buyers to assess a property's flood risk. A
242 property does not have to be near water or in a flood zone to flood. For
243 additional information on obtaining important flood insurance, contact
244 an insurance professional.

245 Sec. 5. Subsection (b) of section 22a-109 of the general statutes is
246 repealed and the following is substituted in lieu thereof (*Effective October*
247 *1, 2025*):

248 (b) The zoning commission may by regulation exempt any or all of
249 the following uses from the coastal site plan review requirements of this
250 chapter: (1) Minor additions to or modifications of existing buildings or
251 detached accessory buildings, such as garages and utility sheds; (2)
252 construction of new or modification of existing structures incidental to
253 the enjoyment and maintenance of residential property including but
254 not limited to walks, terraces, elevated decks, driveways, swimming
255 pools, tennis courts, docks and detached accessory buildings; (3)
256 construction of new or modification of existing on-premise structures

257 including fences, walls, pedestrian walks and terraces, underground
258 utility connections, essential electric, gas, telephone, water and sewer
259 service lines, signs and such other minor structures as will not
260 substantially alter the natural character of coastal resources or restrict
261 access along the public beach; [(4) construction of an individual single-
262 family residential structure except when such structure is located on an
263 island not connected to the mainland by an existing road bridge or
264 causeway or except when such structure is in or within one hundred
265 feet of the following coastal resource areas: Tidal wetlands, coastal
266 bluffs and escarpments and beaches and dunes; (5)] (4) activities
267 conducted for the specific purpose of conserving or preserving soil,
268 vegetation, water, fish, shellfish, wildlife and other coastal land and
269 water resources; [(6)] (5) interior modifications to buildings; and [(7)] (6)
270 minor changes in use of a building, structure or property except those
271 changes occurring on property adjacent to or abutting coastal waters.
272 Gardening, grazing and the harvesting of crops shall be exempt from
273 the requirements of this chapter. Notwithstanding the provisions of this
274 subsection, shoreline flood and erosion control structures as defined in
275 subsection (c) of this section shall not be exempt from the requirements
276 of this chapter.

277 Sec. 6. Subsection (d) of section 22a-109 of the general statutes is
278 repealed and the following is substituted in lieu thereof (*Effective October*
279 *1, 2025*):

280 (d) A copy of each coastal site plan submitted for any shoreline flood
281 and erosion control structure, any activity proposed within a FEMA-
282 designated V, VE, A, AE or Limit of Moderate Wave Action (LiMWA)
283 area, or any site that contains tidal wetlands, beaches or dunes shall be
284 referred to the Commissioner of Energy and Environmental Protection
285 within fifteen days of its receipt by the zoning commission or zoning
286 board of appeals. The day of receipt shall be determined in accordance
287 with subsection (c) of section 8-7d. The commissioner may comment on
288 and make recommendations on such plans. Such comments and
289 recommendations shall be submitted to the zoning commission or
290 zoning board of appeals within thirty-five days of the date of receipt of

291 the coastal site plan by the commissioner and shall be considered by the
292 zoning commission or zoning board of appeals before final action on the
293 plan. If the commissioner fails to comment on a plan within the thirty-
294 five-day period or any extension granted by the zoning commission or
295 zoning board of appeals, the zoning commission or zoning board of
296 appeals may take final action on such plan. Failure to comment by the
297 commissioner shall not be construed to be approval or disapproval.

298 Sec. 7. Subsection (a) of section 25-68o of the general statutes is
299 repealed and the following is substituted in lieu thereof (*Effective July 1,*
300 *2025*):

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

305 (2) On and after October 1, 2027, any such municipal evacuation or
306 hazard mitigation plan shall identify and address (A) threats to surface
307 transportation, critical infrastructure and local land uses as a result of
308 such sea level change, and (B) actions, strategies and capital projects to
309 avoid or reduce the impacts and risks resulting from climate change,
310 including, but not limited to, increased precipitation, flooding, sea level
311 rise and extreme heat. Any such surface transportation, critical
312 infrastructure, local land uses, actions, strategies and capital projects
313 shall be identified in geospatial data, as applicable, in addition to being
314 identified in such plan, and such data shall be made available to the
315 Commissioner of Emergency Services and Public Protection, the
316 Commissioner of Transportation and the Secretary of the Office of
317 Policy and Management upon request. Such geospatial data shall be
318 produced in the plane coordinate system, as described in section 13a-
319 255. Such work may be conducted on a regional basis.

320 Sec. 8. (NEW) (*Effective July 1, 2025*) On or before May 1, 2028, and
321 annually thereafter, each municipality shall submit a geospatial data file
322 of each culvert and bridge within the control and boundaries of such
323 municipality to the regional council of governments of which it is a

324 member in a form and manner prescribed by the Office of Policy and
325 Management, in consultation with the Departments of Transportation
326 and Energy and Environmental Protection. Such geospatial data shall
327 be produced and provided in the plane coordinate system, as described
328 in section 13a-255 of the general statutes. Such data file shall include, but
329 need not be limited to, geospatial data pertaining to each culvert and
330 bridge, the locational coordinates of each culvert and bridge, the age and
331 dimensions of each culvert and bridge and any additional information
332 deemed necessary by the Office of Policy and Management, in
333 consultation with the Departments of Transportation and Energy and
334 Environmental Protection. On or before July 1, 2028, and annually
335 thereafter, each regional council of governments shall: (1) Submit such
336 geospatial data file to the Secretary of the Office of Policy and
337 Management, and (2) report each municipality that failed to provide
338 such geospatial data file.

339 Sec. 9. Section 7-364 of the general statutes is repealed and the
340 following is substituted in lieu thereof (*Effective July 1, 2025*):

341 Upon the recommendation of the budget-making authority and
342 approval by the legislative body, any part or the whole of such fund
343 may be used for (1) capital and nonrecurring expenditures, but such use
344 shall be restricted to the financing of all or part of the planning,
345 construction, reconstruction or acquisition of any specific capital
346 improvement, including, but not limited to, planning, construction,
347 reconstruction or acquisition intended to increase the resiliency of a
348 capital improvement against the impacts of climate change, including,
349 but not limited to, increased precipitation, flooding, sea level rise and
350 extreme heat, or the acquisition of any specific item of equipment, (2)
351 costs associated with a property tax revaluation, and (3) costs associated
352 with the preparation, amendment or adoption of a plan of conservation
353 and development pursuant to section 8-23, as amended by this act.
354 Upon the approval of any such expenditure, an appropriation shall be
355 set up, plainly designated for the project, acquisition, revaluation or
356 plan of conservation and development for which it has been authorized,
357 and such unexpended appropriation may be continued until such

358 project, acquisition, revaluation or plan of conservation and
359 development is completed. Any unexpended portion of such
360 appropriation remaining after such completion shall revert to said
361 reserve fund.

362 Sec. 10. Subsection (a) of section 13a-175a of the general statutes is
363 repealed and the following is substituted in lieu thereof (*Effective July 1,*
364 *2025*):

365 (a) For each fiscal year there shall be allocated twelve million five
366 hundred thousand dollars out of the funds appropriated to the
367 Department of Transportation, or from any other source, not otherwise
368 prohibited by law, to be used by the towns (1) for the construction,
369 reconstruction, improvement [or] and maintenance of highways,
370 sections of highways, bridges [or] and structures incidental to highways
371 and bridges, [or the improvement thereof,] including (A) construction,
372 reconstruction, improvements and maintenance intended to increase
373 resiliency against increased precipitation, flooding, sea level rise and
374 extreme heat, and (B) the plowing of snow, the sanding of icy
375 pavements, the trimming and removal of trees, the installation,
376 replacement and maintenance of traffic signs, signals and markings, (2)
377 for traffic control and vehicular safety programs, traffic and parking
378 planning and administration, and other purposes and programs related
379 to highways, traffic and parking, and (3) for the purposes of providing
380 and operating essential public transportation services and related
381 facilities.

382 Sec. 11. Subsections (d) to (f), inclusive, of section 8-23 of the general
383 statutes are repealed and the following is substituted in lieu thereof
384 (*Effective July 1, 2025*):

385 (d) In preparing such plan, the commission or any special committee
386 shall consider the following: (1) The community development action
387 plan of the municipality, if any, (2) the need for affordable housing, (3)
388 the need for protection of existing and potential public surface and
389 ground drinking water supplies, (4) the use of cluster development and
390 other development patterns to the extent consistent with soil types,

391 terrain and infrastructure capacity within the municipality, (5) the state
392 plan of conservation and development adopted pursuant to chapter 297,
393 (6) the regional plan of conservation and development adopted
394 pursuant to section 8-35a, as amended by this act, (7) physical, social,
395 economic and governmental conditions and trends, (8) the needs of the
396 municipality including, but not limited to, human resources, education,
397 health, housing, recreation, social services, public utilities, public
398 protection, transportation and circulation and cultural and
399 interpersonal communications, (9) the objectives of energy-efficient
400 patterns of development, the use of solar and other renewable forms of
401 energy and energy conservation, (10) protection and preservation of
402 agriculture, (11) the most recent sea level change scenario updated
403 pursuant to subsection (b) of section 25-68o, [and] (12) the need for
404 technology infrastructure in the municipality, and (13) for any such plan
405 adopted on or after October 1, 2027, the most recent hazard and climate
406 projections established by federal and state authorities, including, but
407 not limited to, the National Oceanic and Atmospheric Administration,
408 the Federal Emergency Management Agency, the United States
409 Environmental Protection Agency and The University of Connecticut.

410 (e) (1) [Such] Any such plan of conservation and development
411 adopted prior to October 1, 2027, shall (A) be a statement of policies,
412 goals and standards for the physical and economic development of the
413 municipality, (B) provide for a system of principal thoroughfares,
414 parkways, bridges, streets, sidewalks, multipurpose trails and other
415 public ways as appropriate, (C) be designed to promote, with the
416 greatest efficiency and economy, the coordinated development of the
417 municipality and the general welfare and prosperity of its people and
418 identify areas where it is feasible and prudent (i) to have compact,
419 transit accessible, pedestrian-oriented mixed use development patterns
420 and land reuse, and (ii) to promote such development patterns and land
421 reuse, (D) recommend the most desirable use of land within the
422 municipality for residential, recreational, commercial, industrial,
423 conservation, agricultural and other purposes and include a map
424 showing such proposed land uses, (E) recommend the most desirable
425 density of population in the several parts of the municipality, (F) note

426 any inconsistencies with the following growth management principles:
427 (i) Redevelopment and revitalization of commercial centers and areas of
428 mixed land uses with existing or planned physical infrastructure; (ii)
429 expansion of housing opportunities and design choices to accommodate
430 a variety of household types and needs; (iii) concentration of
431 development around transportation nodes and along major
432 transportation corridors to support the viability of transportation
433 options and land reuse; (iv) conservation and restoration of the natural
434 environment, cultural and historical resources and existing farmlands;
435 (v) protection of environmental assets critical to public health and
436 safety; and (vi) integration of planning across all levels of government
437 to address issues on a local, regional and state-wide basis, (G) make
438 provision for the development of housing opportunities, including
439 opportunities for multifamily dwellings, consistent with soil types,
440 terrain and infrastructure capacity, for all residents of the municipality
441 and the planning region in which the municipality is located, as
442 designated by the Secretary of the Office of Policy and Management
443 under section 16a-4a, (H) promote housing choice and economic
444 diversity in housing, including housing for both low and moderate
445 income households, and encourage the development of housing which
446 will meet the housing needs identified in the state's consolidated plan
447 for housing and community development prepared pursuant to section
448 8-37t and in the housing component and the other components of the
449 state plan of conservation and development prepared pursuant to
450 chapter 297, and (I) consider allowing older adults and persons with a
451 disability the ability to live in their homes and communities whenever
452 possible. Such plan may: (i) Permit home sharing in single-family zones
453 between up to four adult persons of any age with a disability or who are
454 sixty years of age or older, whether or not related, who receive
455 supportive services in the home; (ii) allow accessory apartments for
456 persons with a disability or persons sixty years of age or older, or their
457 caregivers, in all residential zones, subject to municipal zoning
458 regulations concerning design and long-term use of the principal
459 property after it is no longer in use by such persons; and (iii) expand the
460 definition of "family" in single-family zones to allow for accessory

461 apartments for persons sixty years of age or older, persons with a
462 disability or their caregivers. In preparing such plan the commission
463 shall consider focusing development and revitalization in areas with
464 existing or planned physical infrastructure.

465 (2) Any such plan of conservation and development adopted on or
466 after October 1, 2027, shall (A) be a statement of policies, goals and
467 standards for the physical and economic development of the
468 municipality; (B) provide for a system of principal thoroughfares,
469 parkways, bridges, streets, sidewalks, multipurpose trails and other
470 public ways as appropriate; (C) be designed to promote, with the
471 greatest efficiency and economy, the coordinated development of the
472 municipality and the general welfare and prosperity of its people and
473 identify areas where it is feasible and prudent (i) to have compact,
474 transit-accessible, pedestrian-oriented mixed use development patterns
475 and land reuse, and (ii) to promote such development patterns and land
476 reuse; (D) (i) include a climate change vulnerability assessment, based
477 on information from considerations described in subsection (d) of this
478 section, which shall consist of an assessment of existing and anticipated
479 threats to and vulnerabilities of the municipality that are associated with
480 natural disasters, hazards and climate change, including, but not limited
481 to, increased temperatures, drought, flooding, wildfire, storm damage
482 and sea level rise, saltwater intrusion and the impacts such disasters and
483 hazards may have on individuals, communities, institutions,
484 businesses, economic development, public infrastructure and facilities,
485 public health, safety and welfare, (ii) identify goals, policies and
486 techniques to avoid or reduce such threats, vulnerabilities and impacts,
487 and (iii) include a statement describing any consistencies and
488 inconsistencies identified between such assessment and any existing or
489 proposed municipal natural hazard mitigation plan, floodplain
490 management plan, comprehensive emergency operations plan,
491 emergency response plan, post-disaster recovery plan, long-range
492 transportation plan or capital improvement plan in the municipality,
493 and identify and recommend, where necessary, the integration of data
494 from such assessment into any such plans and any actions necessary to
495 achieve consistency and coordination between such assessment and any

496 such plans; (E) recommend the most desirable use of land within the
497 municipality for residential, recreational, commercial, industrial,
498 conservation, agricultural and other purposes and include a map
499 showing such proposed land uses which considers the threats,
500 vulnerabilities and impacts identified in the climate change
501 vulnerability assessment conducted pursuant to subparagraph (D)(i) of
502 this subdivision; (F) recommend the most desirable density of
503 population in the several parts of the municipality; (G) note any
504 inconsistencies with the following growth management principles: (i)
505 Redevelopment and revitalization of commercial centers and areas of
506 mixed land uses with existing or planned physical infrastructure; (ii)
507 expansion of housing opportunities and design choices to accommodate
508 a variety of household types and needs; (iii) concentration of
509 development around transportation nodes and along major
510 transportation corridors to support the viability of transportation
511 options and land reuse and reduction of vehicle mileage; (iv)
512 conservation and restoration of the natural environment, cultural and
513 historical resources and existing farmlands; (v) protection of
514 environmental assets critical to public health and safety; and (vi)
515 integration of planning across all levels of government to address issues
516 on a local, regional and state-wide basis; (H) make provision for the
517 development of housing opportunities, including opportunities for
518 multifamily dwellings, consistent with soil types, terrain and
519 infrastructure capacity, for all residents of the municipality and the
520 planning region in which the municipality is located, as designated by
521 the Secretary of the Office of Policy and Management pursuant to
522 section 16a-4a; (I) promote housing choice and economic diversity in
523 housing, including housing for both low and moderate income
524 households, and encourage the development of housing which will
525 meet the housing needs identified in the state's consolidated plan for
526 housing and community development prepared pursuant to section 8-
527 37t and in the housing component and the other components of the state
528 plan of conservation and development prepared pursuant to chapter
529 297; (J) consider allowing older adults and persons with disabilities the
530 ability to live in their homes and communities whenever possible; (K)

531 identify infrastructure, including, but not limited to, facilities, public
532 utilities and roadways, that is critical for evacuation purposes and
533 sustaining quality of life during a natural disaster, and that shall be
534 maintained at all times in an operational state; (L) identify strategies and
535 design standards that may be implemented to avoid or reduce risks
536 associated with natural disasters, hazards and climate change; and (M)
537 include geospatial data utilized in preparing such plan or that is
538 necessary to convey information in such plan. Any such plan may: (i)
539 Permit home sharing in single-family zones between up to four adult
540 persons of any age with a disability or who are sixty years of age or
541 older, whether or not related, who receive supportive services in the
542 home; (ii) allow accessory apartments for persons with a disability or
543 persons sixty years of age or older, or their caregivers, in all residential
544 zones, subject to municipal zoning regulations concerning design and
545 long-term use of the principal property after it is no longer in use by
546 such persons; (iii) expand the definition of "family" in single-family
547 zones to allow for accessory apartments for persons sixty years of age or
548 older, persons with a disability or their caregivers; and (iv) identify one
549 or more areas that are vulnerable to the impacts of climate change for
550 the purpose of prioritizing funding for infrastructure needs and
551 resiliency planning. In preparing such plan the commission shall
552 consider focusing development and revitalization in areas with existing
553 or planned physical infrastructure. The commission or any special
554 committee may utilize information and data from any natural hazard
555 mitigation plan, floodplain management plan, comprehensive
556 emergency operations plan, emergency response plan, post-disaster
557 recovery plan, long-range transportation plan, climate vulnerability
558 assessment or resilience plan in the preparation of such plan of
559 conservation and development, including a document coordinated by
560 the applicable regional council of governments, provided such
561 information and data shall not be incorporated by reference, but
562 summarized and applied in such plan to the specific policies, goals and
563 standards of the subject municipality.

564 [(2)] (3) For any municipality that is contiguous to Long Island Sound,
565 such plan shall be (A) consistent with the municipal coastal program

566 requirements of sections 22a-101 to 22a-104, inclusive, (B) made with
567 reasonable consideration for restoration and protection of the ecosystem
568 and habitat of Long Island Sound, and (C) designed to reduce hypoxia,
569 pathogens, toxic contaminants and floatable debris in Long Island
570 Sound.

571 (f) Such plan may show the commission's and any special
572 committee's recommendation for (1) conservation and preservation of
573 traprock and other ridgelines, (2) airports, parks, playgrounds and other
574 public grounds, (3) the general location, relocation and improvement of
575 schools and other public buildings, (4) the general location and extent
576 of public utilities and terminals, whether publicly or privately owned,
577 for water, light, power, transit and other purposes, (5) the extent and
578 location of public housing projects, (6) programs for the implementation
579 of the plan, including (A) a schedule, (B) a budget for public capital
580 projects, (C) a program for enactment and enforcement of zoning and
581 subdivision controls, building and housing codes and safety
582 regulations, (D) plans for implementation of affordable housing, (E)
583 plans for open space acquisition and greenways protection and
584 development, and (F) plans for corridor management areas along
585 limited access highways or rail lines, designated under section 16a-27,
586 as amended by this act, (7) proposed priority funding areas, (8) a land
587 use program that will promote the reduction and avoidance of risks
588 associated with natural disasters, hazards and climate change,
589 including, but not limited to, increased temperatures, drought, flooding,
590 wildfire, hurricanes, saltwater intrusion and sea level rise, (9) a program
591 for the transfer of development rights, which establishes criteria for
592 sending and receiving sites and technical details for the program
593 consistent with the provisions of section 8-2e, as amended by this act,
594 (10) identification of resiliency improvement districts, as defined in
595 section 23 of this act, and [(8)] (11) any other recommendations as will,
596 in the commission's or any special committee's judgment, be beneficial
597 to the municipality. The plan may include any necessary and related
598 maps, explanatory material, photographs, charts or other pertinent data
599 and information relative to the past, present and future trends of the
600 municipality.

601 Sec. 12. Subsection (i) of section 8-23 of the general statutes is repealed
602 and the following is substituted in lieu thereof (*Effective January 1, 2026*):

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

607 (2) Any plan, section of a plan or recommendation in the plan that is
608 not endorsed in the report of the legislative body or, in the case of a
609 municipality for which the legislative body is a town meeting or
610 representative town meeting, by the board of selectmen, of the
611 municipality may only be adopted by the commission by a vote of not
612 less than two-thirds of all the members of the commission.

613 (3) Upon adoption by the commission, any plan or part thereof or
614 amendment thereto shall become effective at a time established by the
615 commission, provided notice thereof shall be published in a newspaper
616 having a general circulation in the municipality prior to such effective
617 date.

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

623 (5) Not more than sixty days after adoption of the plan, the
624 commission shall submit a copy of the plan, including geospatial data
625 required pursuant to subparagraph (M) of subdivision (2) of subsection
626 (e) of this section, to the Secretary of the Office of Policy and
627 Management [and] in a form and manner prescribed by the secretary.
628 The commission shall include with such copy a description of any
629 [inconsistency] inconsistencies between the plan adopted by the
630 commission and the regional plan of conservation and development
631 applicable to the municipality and the state plan of conservation and
632 development and the reasons [therefor] for any such inconsistencies.

633 Sec. 13. Subsections (a) and (b) of section 8-35a of the general statutes
634 are repealed and the following is substituted in lieu thereof (*Effective July*
635 *1, 2025*):

636 (a) At least once every ten years, each regional council of
637 governments shall make a plan of conservation and development for its
638 area of operation, showing its recommendations for the general use of
639 the area including land use, housing, principal highways and freeways,
640 bridges, airports, parks, playgrounds, recreational areas, schools, public
641 institutions, public utilities, agriculture and such other matters as, in the
642 opinion of the council, will be beneficial to the area. Any regional plan
643 so developed shall be based on studies of physical, social, economic and
644 governmental conditions and trends and shall be designed to promote
645 with the greatest efficiency and economy the coordinated development
646 of its area of operation and the general welfare and prosperity of its
647 people. Such plan may encourage resilient and energy-efficient patterns
648 of development, land use strategies to reduce the impacts of climate
649 change, the use of solar and other renewable forms of energy, and
650 energy conservation. Such plan shall be designed to promote abatement
651 of the pollution of the waters and air of the region. Such plan shall
652 consider the need for technology infrastructure in the region. The
653 regional plan shall identify areas where it is feasible and prudent (1) to
654 have compact, transit accessible, pedestrian-oriented mixed use
655 development patterns and land reuse, and (2) to promote such
656 development patterns and land reuse and shall note any inconsistencies
657 with the following growth management principles: (A) Redevelopment
658 and revitalization of regional centers and areas of mixed land uses with
659 existing or planned physical infrastructure; (B) expansion of housing
660 opportunities and design choices to accommodate a variety of
661 household types and needs; (C) concentration of development around
662 transportation nodes and along major transportation corridors to
663 support the viability of transportation options and land reuse; (D)
664 conservation and restoration of the natural environment, cultural and
665 historical resources and traditional rural lands; (E) protection of
666 environmental assets or ecosystem services critical to public health and
667 safety; and (F) integration of planning across all levels of government to

668 address issues on a local, regional and state-wide basis. The plan of each
669 region contiguous to Long Island Sound shall be designed to reduce
670 hypoxia, pathogens, toxic contaminants and floatable debris in Long
671 Island Sound. For plans adopted on or after October 1, 2025, such plan
672 shall (i) demonstrate consistency with the regional long-range
673 transportation plan and the regional summary of the hazard mitigation
674 plan in the case of a multijurisdictional hazard mitigation plan, and (ii)
675 identify critical facilities in the region and include geospatial data
676 relative to such facilities. Such geospatial information shall indicate
677 location, address and general function of the critical facility.

678 (b) Before adopting the regional plan of conservation and
679 development or any part thereof or amendment thereto the regional
680 council of governments shall hold at least one public hearing thereon,
681 notice of the time, place and subject of which shall be given in writing
682 to the chief executive officer and planning commission, where one
683 exists, of each member town, city or borough. Notice of the time, place
684 and subject of such hearing shall be published once in a newspaper
685 having a substantial circulation in the region. Such notices shall be given
686 not more than twenty days or less than ten days before such hearing. At
687 least sixty-five days before the public hearing the regional council of
688 governments shall post the plan on the Internet web site of the council,
689 if any, and submit the plan to the Secretary of the Office of Policy and
690 Management for findings in the form of comments and
691 recommendations. By October 1, 2011, the secretary shall establish, by
692 regulations adopted in accordance with the provisions of chapter 54,
693 criteria for such findings which shall include procedures for a uniform
694 review of regional plans of conservation and development to determine
695 if a proposed regional plan of conservation and development is not
696 inconsistent with the state plan of conservation and development and
697 the state economic strategic plan. The regional council of governments
698 shall note on the record any inconsistency with the state plan of
699 conservation and development and the reasons for such inconsistency.
700 Adoption of the plan or part thereof or amendment thereto shall be
701 made by the affirmative vote of not less than a majority of the
702 representatives on the council. The plan shall be posted on the Internet

703 web site of the council, if any, and a copy of the plan or of any
704 amendments thereto, signed by the chairman of the council, shall be
705 transmitted to the chief executive officers, the town, city or borough
706 clerks, as the case may be, and to planning commissions, if any, in
707 member towns, cities or boroughs, and to the Secretary of the Office of
708 Policy and Management, or his or her designee. The geospatial data
709 developed pursuant to subsection (a) of this section shall be made
710 available to the Commissioner of Emergency Services and Public
711 Protection, the Commissioner of Transportation or the Secretary of the
712 Office of Policy and Management upon request. The regional council of
713 governments shall notify the Secretary of the Office of Policy and
714 Management of any inconsistency with the state plan of conservation
715 and development and the reasons therefor.

716 Sec. 14. Subsection (h) of section 16a-27 of the general statutes is
717 repealed and the following is substituted in lieu thereof (*Effective July 1,*
718 *2025*):

719 (h) (1) Any revision made after October 1, 2019, shall [(1)] (A) take
720 into consideration risks associated with increased coastal flooding and
721 erosion, depending on site topography, as anticipated in the most recent
722 sea level change scenario updated pursuant to subsection (b) of section
723 25-68o, [(2)] (B) identify the impacts of such increased flooding and
724 erosion on infrastructure and natural resources, [(3)] (C) make
725 recommendations for the siting of future infrastructure and property
726 development to minimize the use of areas prone to such flooding and
727 erosion, and [(4)] (D) take into consideration the state's greenhouse gas
728 reduction goals established pursuant to section 22a-200a.

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

736 sources as deemed appropriate by the Secretary of the Office of Policy
737 and Management, (B) identify the impacts of extreme heat, drought and
738 increased flooding and erosion on infrastructure and natural resources,
739 (C) make recommendations for the siting of future infrastructure and
740 property development to minimize the use of areas prone to such
741 flooding and erosion, (D) make recommendations for land use strategies
742 that minimize risks to public health, infrastructure and the
743 environment, and (E) take into consideration the state's greenhouse gas
744 reduction goals established pursuant to section 22a-200a.

745 Sec. 15. Section 28-5 of the general statutes is amended by adding
746 subsection (h) as follows (*Effective July 1, 2025*):

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

753 Sec. 16. Subsections (b) and (c) of section 8-2 of the general statutes
754 are repealed and the following is substituted in lieu thereof (*Effective*
755 *October 1, 2027*):

756 (b) Zoning regulations adopted pursuant to subsection (a) of this
757 section shall:

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

761 (2) Be designed to (A) lessen congestion in the streets; (B) secure
762 safety from fire, panic, flood and other dangers; (C) promote health and
763 the general welfare; (D) provide adequate light and air; (E) protect the
764 state's historic, tribal, cultural and environmental resources; (F) facilitate
765 the adequate provision for transportation, water, sewerage, schools,
766 parks and other public requirements; (G) consider the impact of

767 permitted land uses on contiguous municipalities and on the planning
768 region, as defined in section 4-124i, in which such municipality is
769 located; (H) address significant disparities in housing needs and access
770 to educational, occupational and other opportunities; (I) promote
771 efficient review of proposals and applications; and (J) affirmatively
772 further the purposes of the federal Fair Housing Act, 42 USC 3601 et
773 seq., as amended from time to time;

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

778 (4) Provide for the development of housing opportunities, including
779 opportunities for multifamily dwellings, consistent with soil types,
780 terrain and infrastructure capacity, for all residents of the municipality
781 and the planning region in which the municipality is located, as
782 designated by the Secretary of the Office of Policy and Management
783 under section 16a-4a;

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

786 (6) Expressly allow the development of housing which will meet the
787 housing needs identified in the state's consolidated plan for housing and
788 community development prepared pursuant to section 8-37t and in the
789 housing component and the other components of the state plan of
790 conservation and development prepared pursuant to section 16a-26;

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

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

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

798 (10) In any municipality that is contiguous to or on a navigable
799 waterway draining to Long Island Sound, (A) be made with reasonable
800 consideration for the restoration and protection of the ecosystem and
801 habitat of Long Island Sound; (B) be designed to reduce hypoxia,
802 pathogens, toxic contaminants and floatable debris on Long Island
803 Sound; and (C) provide that such municipality's zoning commission
804 consider the environmental impact on Long Island Sound coastal
805 resources, as defined in section 22a-93, of any proposal for development;
806 and

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

812 (c) Zoning regulations adopted pursuant to subsection (a) of this
813 section may:

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

817 (2) Be made with reasonable consideration for the protection of
818 historic factors;

819 (3) Require or promote (A) energy-efficient patterns of development;
820 (B) the use of distributed generation or freestanding solar, wind and
821 other renewable forms of energy; (C) combined heat and power; [and]
822 (D) energy conservation; and (E) resilience, as defined in section 16-
823 243y, including, but not limited to, risks related to extreme heat, drought
824 or prolonged or intense exposure to precipitation;

825 (4) Provide for incentives for developers who use (A) solar and other
826 renewable forms of energy; (B) combined heat and power; (C) water
827 conservation, including demand offsets; [and] (D) energy conservation
828 techniques, including, but not limited to, cluster development, higher

829 density development and performance standards for roads, sidewalks
830 and underground facilities in the subdivision; and (E) flood-risk
831 reduction building methods;

832 (5) Provide for a municipal or regional system for the creation of
833 development rights and the permanent transfer of such development
834 rights, which may include a system for the variance of density limits in
835 connection with any such transfer;

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

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

841 (8) Provide for floating zones, overlay zones and planned
842 development districts;

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

850 (10) In any municipality where a traprock ridge or an amphibolite
851 ridge is located, (A) provide for development restrictions in ridgeline
852 setback areas; and (B) restrict quarrying and clear cutting, except that
853 the following operations and uses shall be permitted in ridgeline setback
854 areas, as of right: (i) Emergency work necessary to protect life and
855 property; (ii) any nonconforming uses that were in existence and that
856 were approved on or before the effective date of regulations adopted
857 pursuant to this section; and (iii) selective timbering, grazing of
858 domesticated animals and passive recreation; and

859 (11) Provide for sending and receiving sites in conjunction with any

860 transfer of development rights program established pursuant to section
861 8-2e, as amended by this act.

862 Sec. 17. Subsection (b) of section 8-1a of the general statutes is
863 repealed and the following is substituted in lieu thereof (*Effective from*
864 *passage*):

865 (b) As used in this chapter:

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

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

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

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

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

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

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

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

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

902 (10) "Sending site" means one or more designated sites or areas of
903 land in which development rights are designated for use in one or more
904 receiving sites.

905 Sec. 18. Section 8-2e of the general statutes is repealed and the
906 following is substituted in lieu thereof (*Effective July 1, 2025*):

907 (a) Any two or more municipalities which have adopted the
908 provisions of this chapter or chapter 125a or which are exercising zoning
909 power pursuant to any special act may, with the approval of the
910 legislative body of each municipality, execute an agreement providing
911 for a system of development rights and the transfer of development
912 rights across the boundaries of the municipalities which are parties to
913 the agreement. Such system shall be implemented in a manner
914 approved by the legislative body of each municipality and by the
915 commission or other body which adopts zoning regulations of each
916 municipality. Such agreement may provide that such system be
917 administered by a regional council of governments or other agency.

918 (b) Any two or more municipalities that have executed an agreement
919 pursuant to subsection (a) of this section may, by interlocal agreement,
920 establish a transfer of development rights bank. Each such interlocal

921 agreement shall (1) identify potential sending and receiving sites, (2)
922 include the local legislation governing development rights that has been
923 adopted or is intended to be adopted by the municipality or
924 municipalities in which the receiving site is located, (3) describe
925 procedures for the termination of the transfer of development rights
926 bank, and (4) describe the conversion ratio to be used in the receiving
927 site, which may express the extent of additional development rights in
928 any combination of units, floor area, height or other applicable
929 development standards that may be modified by the municipality to
930 provide incentives for the purchase of development rights.

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

939 (d) Eligible sending sites may include, but need not be limited to, (1)
940 core forest, as defined in section 16a-3k, (2) land classified as farm land
941 in accordance with section 12-107c, (3) agricultural land, as defined in
942 section 22-3, (4) areas identified as containing habitat for endangered or
943 threatened species pursuant to (A) federal law, (B) section 26-306 or 26-
944 308, or (C) a written determination of the United States Fish and Wildlife
945 Service or a state and federally recognized tribe that such area is
946 appropriate for the preservation of endangered or threatened species
947 habitat, and (5) areas within the boundaries of any area impacted by the
948 most recent sea level change scenario updated pursuant to subsection
949 (b) of section 25-68o, or a floodplain, as defined in section 25-68i.

950 Sec. 19. (NEW) (*Effective July 1, 2025*) Notwithstanding the provisions
951 of section 22a-352 of the general statutes, the Water Planning Council,
952 as established pursuant to section 25-33o of the general statutes, shall,
953 in undertaking the next periodic update to the state water plan in

954 accordance with section 22a-352 of the general statutes: (1) Consider the
955 potential impact of climate change on the quality of water resources, (2)
956 take into account past conditions and predictions of future temperatures
957 and precipitation when identifying the quantities and qualities of water
958 that are available for public water supply, health, economic, recreation
959 and environmental benefits on a regional basin scale considering both
960 surface water and groundwater, and (3) include recommendations and
961 an implementation plan to reduce impacts from climate change and
962 extreme weather events on water quality and quantity.

963 Sec. 20. (NEW) (*Effective July 1, 2025*) (a) Not later than December 31,
964 2028, and every ten years thereafter, the Departments of Public Health
965 and Energy and Environmental Protection and the Public Utilities
966 Regulatory Authority shall each review their regulations pertaining to
967 water supply and, in accordance with the provisions of chapter 54 of the
968 general statutes, revise such regulations to incorporate the most
969 concurrent projections on precipitation, temperature or other applicable
970 conditions that could impact water quality, quantity and distribution.

971 (b) Not later than December 31, 2028, and every ten years thereafter,
972 the Departments of Public Health and Energy and Environmental
973 Protection shall each review and revise their permitting processes for
974 sewage disposal systems, and any attendant regulations, in accordance
975 with the provisions of chapter 54 of the general statutes, to incorporate
976 the most concurrent projections on precipitation, flooding, sea level rise
977 or other applicable conditions that could impact public safety and
978 environmental quality.

979 Sec. 21. (NEW) (*Effective July 1, 2025*) As used in this section and
980 sections 22 to 30, inclusive, of this act, unless the context otherwise
981 requires:

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

985 (2) "Clean energy project" means a renewable energy project that

986 utilizes Class I renewable sources, as defined in section 16-1 of the
987 general statutes.

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

991 (4) "District master plan" means a statement of means and objectives
992 prepared by the municipality, or two or more municipalities acting
993 jointly under an interlocal agreement, relating to a resiliency
994 improvement district that is designed to (A) reduce the risk of, or
995 exposure to, extreme events, hazards and the effects of climate change,
996 (B) support economic development, (C) provide housing opportunities
997 in existing residential areas, (D) improve or broaden the tax base, and
998 (E) construct or improve the physical facilities and structures necessary
999 for resilience projects, environmental infrastructure or clean energy
1000 projects, or any combination thereof, as described in section 28 of this
1001 act.

1002 (5) "Environmental infrastructure" has the same meaning as provided
1003 in section 16-245n of the general statutes.

1004 (6) "Financial plan" means a statement of the project costs and sources
1005 of revenue required to accomplish the district master plan.

1006 (7) "Increased assessed value" means the valuation amount by which
1007 the current assessed value of a resiliency improvement district exceeds
1008 the original assessed value of the resiliency improvement district. If the
1009 current assessed value is equal to or less than the original assessed
1010 value, there is no increased assessed value.

1011 (8) "Increased savings" means the valuation amount by which the
1012 current cost of any existing insurance premium, or other premium,
1013 surcharge or other fee identified within the resiliency improvement
1014 district may be reduced after the implementation of such district,
1015 resulting in a monetary savings to a resident of, or a business located in,
1016 such district.

1017 (9) "Joint resiliency improvement district" means a resiliency
1018 improvement district established by two or more contiguous
1019 municipalities that have entered into an interlocal agreement in
1020 accordance with sections 7-339a to 7-339l, inclusive, of the general
1021 statutes.

1022 (10) "Maintenance and operation" means all activities necessary to
1023 maintain facilities after they have been developed and all activities
1024 necessary to operate such facilities, including, but not limited to,
1025 informational, promotional and educational programs and safety and
1026 surveillance activities.

1027 (11) "Municipality" means a town, city, borough, consolidated town
1028 and city or consolidated town and borough.

1029 (12) "Original assessed value" means the assessed value of all taxable
1030 real property within a resiliency improvement district as of October first
1031 of the tax year preceding the year in which the resiliency improvement
1032 district was established by the legislative body of a municipality.

1033 (13) "Project costs" means any expenditures or monetary obligations
1034 incurred or expected to be incurred that are authorized by section 28 of
1035 this act and included in a district master plan.

1036 (14) "Resilience" has the same meaning as provided in section 16-243y
1037 of the general statutes.

1038 (15) "Resilience project" means a project, including a capital project,
1039 that is designed and implemented to address climate change mitigation,
1040 adaptation or resilience, including, but not limited to, the following:

1041 (A) A project that mitigates the effects of river, bay or sea level rise,
1042 or rising groundwater, including wetlands or marsh restoration,
1043 riparian buffers, vegetated dunes, living shorelines, erosion control,
1044 road elevation, levees or other flood structures;

1045 (B) A project that mitigates the effects of extreme heat or the urban
1046 heat island effect, including increasing shade, deploying building and

1047 surface materials designed to reflect or absorb less heat, using pavement
1048 materials designed to reflect or absorb less heat, constructing,
1049 improving or modifying new or existing facilities or increasing access to
1050 cooling opportunities;

1051 (C) A project that mitigates the effects of drought, including the
1052 repurposing of land for multiple uses, the reduction of impervious
1053 surfaces, groundwater replenishment or groundwater storage or a
1054 combination of such uses; or

1055 (D) A project intended to reduce the risk of flooding, including
1056 structure elevation or relocation, wetlands restoration, flood easements
1057 or bypasses, riparian buffers or levees.

1058 (16) "Tax increment" means real property taxes assessed by a
1059 municipality upon the increased assessed value of property in the
1060 resiliency improvement district.

1061 (17) "Resiliency improvement district" means an area wholly within
1062 the corporate limits of one or more municipalities that has been
1063 established and designated as such pursuant to section 22 of this act and
1064 that is to be developed in accordance with a district master plan.

1065 (18) "Tax year" means the period of time beginning on July first and
1066 ending on the succeeding June thirtieth.

1067 Sec. 22. (NEW) (*Effective July 1, 2025*) (a) Any municipality may, by
1068 vote of its legislative body, establish a resiliency improvement district
1069 located wholly within the boundaries of such municipality in
1070 accordance with the requirements of this section and sections 23 to 30,
1071 inclusive, of this act. If a municipality is governed by a home rule
1072 charter, and such charter prohibits the establishment of a resiliency
1073 improvement district, such municipality shall not establish such district.
1074 Except as provided in subsection (d) of this section, the establishment of
1075 a resiliency improvement district approved by such municipality shall
1076 be effective upon the concurrent approval of such district and the
1077 adoption of a district master plan pursuant to section 24 of this act.

1078 (b) Within a resiliency improvement district, and consistent with the
1079 district master plan, the municipality, in addition to powers granted to
1080 such municipality under the Constitution of the state of Connecticut, the
1081 general statutes, the provisions of any special act or sections 23 to 30,
1082 inclusive, of this act, shall have the following powers:

1083 (1) To acquire, construct, reconstruct, improve, preserve, alter,
1084 extend, operate or maintain property or promote development intended
1085 to meet the objectives of the district master plan. The municipality may
1086 acquire property, land or easements through negotiation or by other
1087 means authorized for any municipality under the general statutes;

1088 (2) To execute and deliver contracts, agreements and other
1089 documents relating to the operation and maintenance of the resiliency
1090 improvement district;

1091 (3) To issue bonds and other obligations of the municipality in
1092 accordance with the provisions set forth in section 28 of this act;

1093 (4) Acting through its board of selectmen, town council or other
1094 governing body of such municipality, to enter into written agreements
1095 with a taxpayer that fixes the assessment of real property located within
1096 a resiliency improvement district, provided (A) the term of such
1097 agreement shall not exceed thirty years from the date of the agreement;
1098 and (B) the agreed assessment for such real property plus future
1099 improvements shall not be less than the assessment of the real property
1100 as of the last regular assessment date without such future
1101 improvements. Any such agreement shall be recorded in the land
1102 records of the municipality. The recording of such agreement shall
1103 constitute notice of the agreement to any subsequent purchaser or
1104 encumbrancer of the property or any part of it, whether voluntary or
1105 involuntary, and such agreement shall be binding upon any subsequent
1106 purchaser or encumbrancer. If the municipality claims that the taxpayer
1107 or a subsequent purchaser or encumbrancer has violated the terms of
1108 such agreement, the municipality may bring an action in the superior
1109 court for the judicial district in which the municipality is located to
1110 enforce such agreement;

1111 (5) To accept grants, advances, loans or other financial assistance
1112 from the federal government, the state, private entities or any other
1113 source, including, but not limited to, such funds as allowable from
1114 sections 7-159d, 16-245n, 22a-498 and 25-85 of the general statutes, and
1115 undertake any additional actions necessary or desirable to secure such
1116 financial aid; and

1117 (6) Upon such terms as the municipality determines, to furnish
1118 services or facilities, provide property, lend, grant or contribute funds
1119 and take any other action such municipality is authorized to perform for
1120 any other purposes.

1121 (c) The resiliency improvement district may be dissolved or the
1122 boundaries of such district may be modified upon the vote of the
1123 legislative body of the municipality, except that the resiliency
1124 improvement district may not be dissolved nor may the boundaries of
1125 the resiliency improvement district be decreased if any bonds or other
1126 indebtedness authorized and issued by the municipality under sections
1127 23 to 30, inclusive, of this act remain outstanding. Outstanding
1128 obligation bonds of the municipality secured solely by the full faith and
1129 credit of the municipality shall not preclude the dissolution of, or the
1130 decrease of the boundaries of, a resiliency improvement district.

1131 (d) Two or more contiguous municipalities may enter into an
1132 interlocal agreement in accordance with sections 7-339a to 7-339l,
1133 inclusive, of the general statutes, to establish a joint resiliency
1134 improvement district and adopt a district master plan for a district that
1135 consists of contiguous properties partially located in each such
1136 municipality. Such interlocal agreement shall be adopted prior to the
1137 establishment of any such joint district and the adoption of a district
1138 master plan for such district. A joint resiliency improvement district
1139 shall be deemed established upon the concurrent approval of such
1140 district and the adoption of a district master plan by the legislative
1141 bodies of all of the municipalities participating in the interlocal
1142 agreement.

1143 (e) The interlocal agreement under which two or more contiguous

1144 municipalities establish a joint resiliency improvement district shall
1145 apportion any power, right, duty or obligation granted to, or required
1146 of, any municipality under the provisions of sections 23 to 30, inclusive,
1147 of this act among the municipalities participating in the interlocal
1148 agreement.

1149 (f) Nothing in this section shall be construed to limit the power
1150 granted to a municipality pursuant to any provision of the general
1151 statutes or any special act to offer, enter into or modify any tax
1152 abatement for real property located in a resiliency improvement district
1153 if such real property contains one or more units of affordable housing,
1154 as defined in section 8-39a of the general statutes.

1155 Sec. 23. (NEW) (*Effective July 1, 2025*) Prior to the establishment of a
1156 resiliency improvement district and approval of a district master plan
1157 for such district, the legislative body of the municipality, or the board of
1158 selectmen in the case of a municipality in which the legislative body is a
1159 town meeting, shall:

1160 (1) Consider whether the proposed resiliency improvement district
1161 and district master plan will contribute to the well-being of the
1162 municipality or to the betterment of the health, welfare or safety of the
1163 inhabitants of the municipality;

1164 (2) Transmit the proposed district master plan to the planning
1165 commission of the municipality, if any, requesting a study of the
1166 proposed district master plan and a written advisory opinion, which
1167 shall include a determination on whether the proposed plan is
1168 consistent with the plan of conservation and development of the
1169 municipality adopted under section 8-23 of the general statutes, as
1170 amended by this act;

1171 (3) Hold at least one public hearing on the proposal to establish a
1172 resiliency improvement district and to adopt the proposed district
1173 master plan. Notice of the hearing shall be published not less than ten
1174 days prior to such hearing in a conspicuous place on the Internet web
1175 site of the municipality, or the municipalities acting jointly pursuant to

1176 an interlocal agreement, with the date and time such notice was so
1177 posted, and such notice shall include (A) the date, time and place of such
1178 hearing, (B) the legal description of the boundaries of the proposed
1179 resiliency improvement district, and (C) the draft district master plan,
1180 which plan shall be made available for physical review and posted
1181 electronically on the Internet web site of any applicable municipality;
1182 and

1183 (4) Determine whether the proposed resiliency improvement district
1184 meets the following conditions:

1185 (A) The district contains an area that experiences or is likely to
1186 experience adverse impacts from hazards or climate change, including,
1187 but not limited to, sea level rise, rising groundwater, extreme heat,
1188 wildfire, drought or flooding;

1189 (B) The district has been identified in a municipal hazard mitigation
1190 plan, local plan of conservation and development or regional plan of
1191 conservation and development or has been identified by another related
1192 planning process;

1193 (C) The plan demonstrates a reduction of risk in the district from such
1194 identified adverse impacts from hazards or climate change;

1195 (D) A portion of the real property within the district shall be suitable
1196 for commercial, industrial, mixed use or retail uses or transit-oriented
1197 development;

1198 (E) In the case of existing residential use, provides for the replacement
1199 of, or renovation to, residential buildings in the district, if the district is
1200 in a flood zone or within the boundaries of sea level rise as determined
1201 by the requirements of section 25-680 of the general statutes, as
1202 amended by this act, to include a height standard of not less than two
1203 feet of freeboard above the base flood elevation, or as designated by the
1204 State Building Code or municipal building requirements, whichever
1205 imposes a greater height standard, and whether construction of or
1206 renovation to commercial or industrial buildings shall be flood-proofed

1207 or elevated;

1208 (F) Provides for vehicle access to residential buildings in the district
1209 if the district is in a flood zone or is impacted by sea level rise, pursuant
1210 to section 25-68o of the general statutes, as amended by this act, at a
1211 height of two feet above base flood elevation;

1212 (G) The proposed district will not increase the vulnerability and risk
1213 to properties adjacent to the district or increase the risk to other hazards
1214 within the district; and

1215 (H) The original assessed value of a proposed resiliency
1216 improvement district plus the original assessed value of all existing tax
1217 increment districts within the relevant municipalities may not exceed
1218 ten per cent of the total value of taxable property within the
1219 municipalities as of October first of the year immediately preceding the
1220 establishment of the tax increment district. Excluded from the
1221 calculation in this subparagraph is any tax increment district established
1222 on or after October 1, 2015, that consists entirely of contiguous property
1223 owned by a single taxpayer. For the purpose of this subdivision,
1224 "contiguous property" includes a parcel or parcels of land divided by a
1225 road, power line, railroad line or right-of-way.

1226 Sec. 24. (NEW) (*Effective July 1, 2025*) (a) In connection with the
1227 establishment of a resiliency improvement district, the legislative body
1228 of a municipality shall adopt a district master plan for each resiliency
1229 improvement district and a statement of the percentage or stated sum
1230 of increased assessed value to be designated as captured assessed value
1231 in accordance with such plan. Such legislative body shall adopt such
1232 plan after receipt of a written advisory opinion from the planning
1233 commission or combined planning and zoning commission of the
1234 municipality pursuant to section 23 of this act or ninety days after such
1235 request was made, whichever is earlier. The district master plan shall be
1236 adopted at the same time that the resiliency improvement district is
1237 established as part of the resiliency improvement district adoption
1238 proceedings set forth in sections 22 to 30, inclusive, of this act.

1239 (b) The district master plan shall include: (1) The legal description of
1240 the boundaries of the resiliency improvement district; (2) a list of the tax
1241 identification numbers for all lots or parcels within the resiliency
1242 improvement district; (3) a description of the present condition and uses
1243 of all land and buildings within the resiliency improvement district and
1244 how the construction or improvement of physical facilities or structures
1245 will reduce or eliminate risk from any existing or expected hazards; (4)
1246 a description of the existing or expected hazards facing the district; (5) a
1247 description of the public facilities, improvements or programs within
1248 the resiliency improvement district anticipated to be undertaken and
1249 financed in whole or in part; (6) in the event of existing residential use
1250 within the resiliency improvement district, a plan for the rehabilitation,
1251 construction or replacement of any such existing housing in accordance
1252 with the state's consolidated plan for housing and community
1253 development prepared pursuant to section 8-37t of the general statutes
1254 and the state plan of conservation and development prepared pursuant
1255 to chapter 297 of the general statutes, which plan shall also include
1256 meaningful efforts to reduce displacement plans; (7) a financial plan in
1257 accordance with subsection (c) of this section; (8) a plan for the proposed
1258 maintenance and operation of the resiliency improvements after the
1259 improvements are completed; and (9) the maximum duration of the
1260 resiliency improvement district, which may not exceed a total of fifty tax
1261 years beginning with the tax year in which the resiliency improvement
1262 district is established.

1263 (c) The financial plan in a district master plan shall include: (1) Cost
1264 estimates for the public improvements and developments anticipated in
1265 the district master plan; (2) cost estimates to support relocation or
1266 temporary housing for displaced residents; (3) the maximum amount of
1267 indebtedness to be incurred to implement the district master plan; (4)
1268 sources of anticipated revenues, including, but not limited to, increased
1269 savings, fees, assessments, grants or other sources; (5) a description of
1270 the terms and conditions of any agreements, including any anticipated
1271 savings agreements, assessment agreements, contracts or other
1272 obligations related to the district master plan; (6) estimates of increased
1273 assessed values and estimates of increased savings of the resiliency

1274 improvement district; and (7) the portion of the increased assessed
1275 values and increased savings to be applied to the district master plan as
1276 captured assessed values and resulting tax increments in each year of
1277 the plan.

1278 (d) The district master plan may be amended from time to time by
1279 the legislative body of each applicable municipality. Such legislative
1280 body shall review the district master plan not less than once every ten
1281 years after the initial approval of the resiliency improvement district
1282 and the district master plan in order for the resiliency improvement
1283 district and the district master plan to remain in effect, provided no such
1284 district may be dissolved for the failure to comply with this section if
1285 any bonds or other indebtedness authorized and issued by the
1286 municipality under sections 22 to 30, inclusive, of this act remain
1287 outstanding. With respect to any district master plan that includes
1288 development that is funded in whole or in part by federal funds, the
1289 provisions of this subsection shall not apply to the extent that such
1290 provisions are prohibited by federal law.

1291 Sec. 25. (NEW) (*Effective July 1, 2025*) (a) In the district master plan,
1292 each applicable municipality may designate all or part of the tax
1293 increment revenues generated from the increased assessed value and all
1294 or part of any additional revenue resulting from the increased savings
1295 of a resiliency improvement district for the purpose of financing all or
1296 part of the implementation of the district master plan, and, in the case
1297 of any existing or planned residential use in such district, the percentage
1298 of such revenue necessary to rehabilitate, construct or replace dwellings
1299 for such use and to preserve, increase or improve access to affordable
1300 housing, as defined in section 8-39a of the general statutes, within the
1301 municipality, either within or adjacent to such district. The amount of
1302 tax increment revenues to be designated shall be determined by
1303 designating the captured assessed value, subject to any assessment
1304 agreements.

1305 (b) On or after the establishment of a resiliency improvement district
1306 and the adoption of a district master plan, the assessor of the

1307 municipality in which such district is located shall certify the original
1308 assessed value of the taxable real property within the boundaries of the
1309 resiliency improvement district. Each year after the establishment of a
1310 resiliency improvement district, the assessor shall certify the amount of
1311 the (1) current assessed value; (2) amount by which the current assessed
1312 value has increased or decreased from the original assessed value,
1313 subject to any assessment agreements; and (3) amount of the captured
1314 assessed value. Nothing in this subsection shall be construed to
1315 authorize the unequal apportionment or assessment of the taxes to be
1316 paid on real property in the municipality. Subject to any assessment
1317 agreements, an owner of real property within the resiliency
1318 improvement district shall pay real property taxes apportioned equally
1319 with real property taxes paid elsewhere in such municipality.

1320 (c) If a municipality has designated captured assessed value under
1321 subsection (a) of this section:

1322 (1) Each applicable municipality shall establish a district master plan
1323 fund that consists of: (A) A project cost account that is pledged to and
1324 charged with the payment of project costs that are outlined in the
1325 financial plan, including the reimbursement of project cost expenditures
1326 incurred by a public body, which public body may be the municipality,
1327 a developer, any property owner or any other third-party entity, and
1328 that are paid in a manner other than as described in subparagraph (B)
1329 of this subdivision; and (B) in instances of indebtedness issued by the
1330 municipality in accordance with section 28 of this act to finance or
1331 refinance project costs, a development sinking fund account that is
1332 pledged to and charged with the (i) payment of the interest and
1333 principal as the interest and principal fall due, including any
1334 redemption premium; (ii) payment of the costs of providing or
1335 reimbursing any provider of any guarantee, letter of credit, policy of
1336 bond insurance or other credit enhancement device used to secure
1337 payment of debt service on any such indebtedness; and (iii) funding any
1338 required reserve fund;

1339 (2) The municipality shall annually set aside all tax increment

1340 revenues on captured assessed values and deposit all such revenues to
1341 the appropriate district master plan fund account established under
1342 subdivision (1) of this subsection in the following order of priority: (A)
1343 To the development sinking fund account, an amount sufficient,
1344 together with estimated future revenues to be deposited to the account
1345 and earnings on the amount, to satisfy all annual debt service on the
1346 indebtedness issued in accordance with section 28 of this act and the
1347 financial plan, except for general obligation bonds of the municipality
1348 secured solely by the full faith and credit of the municipality; and (B) to
1349 the project cost account, all such remaining tax increment revenues on
1350 captured assessed values;

1351 (3) The municipality shall make transfers between district master
1352 plan fund accounts established under subdivision (1) of this subsection,
1353 provided the transfers do not result in a balance in either account that is
1354 insufficient to cover the annual obligations of each respective account;

1355 (4) The municipality may, at any time during the term of the
1356 resiliency improvement district, by vote of the legislative body of the
1357 municipality, return to the municipal general fund any tax increment
1358 revenues remaining in either account established under subdivision (1)
1359 of this subsection that exceeds those estimated to be required to satisfy
1360 the obligations of the account after taking into account any transfer
1361 made under subdivision (3) of this subsection; and

1362 (5) Any account or fund established pursuant to subdivision (1) of
1363 this subsection shall be audited annually by an independent auditor
1364 who is a public accountant licensed to practice in this state and who
1365 meets the independence standards included in generally accepted
1366 government auditing standards. A report of such audit shall be open to
1367 public inspection. Certified copies of such audit shall be provided to the
1368 State Auditors of Public Accounts.

1369 Sec. 26. (NEW) (*Effective July 1, 2025*) Costs authorized for payment
1370 from a district master plan fund, established pursuant to section 25 of
1371 this act shall be limited to:

1372 (1) Costs of improvements made within the resiliency improvement
1373 district, including, but not limited to, (A) capital costs, including, but not
1374 limited to, (i) the acquisition or construction of land, improvements,
1375 infrastructure, measures designed to improve resilience, environmental
1376 infrastructure, clean energy projects, public ways, parks, buildings,
1377 structures, railings, signs, landscaping, plantings, curbs, sidewalks,
1378 turnouts, recreational facilities, structured parking, transportation
1379 improvements, pedestrian improvements and other related
1380 improvements, fixtures and equipment for public or private use, (ii) the
1381 demolition, alteration, remodeling, repair or reconstruction of existing
1382 buildings, structures and fixtures, (iii) environmental remediation, (iv)
1383 site preparation and finishing work, and (v) all fees and expenses
1384 associated with the capital cost of such improvements, including, but
1385 not limited to, licensing and permitting expenses and planning,
1386 engineering, architectural, testing, legal and accounting expenses; (B)
1387 financing costs, including, but not limited to, closing costs, issuance
1388 costs, reserve funds and capitalized interest; (C) real property assembly
1389 costs; (D) costs of technical and marketing assistance programs; (E)
1390 professional service costs, including, but not limited to, licensing,
1391 architectural, planning, engineering, development and legal expenses;
1392 (F) maintenance and operation costs; (G) administrative costs,
1393 including, but not limited to, reasonable charges for the time spent by
1394 municipal employees, other agencies or third-party entities in
1395 connection with the implementation of a district master plan; and (H)
1396 organizational costs relating to the planning and the establishment of
1397 the resiliency improvement district, including, but not limited to, the
1398 costs of conducting environmental impact and other studies and the
1399 costs of informing the public about the creation of resiliency
1400 improvement districts and the implementation of the district master
1401 plan;

1402 (2) Costs of improvements that are made outside the resiliency
1403 improvement district but are directly related to or are made necessary
1404 by the establishment or operation of the resiliency improvement district,
1405 including, but not limited to, (A) that portion of the costs reasonably
1406 related to the construction, alteration or expansion of any facilities not

1407 located within the resiliency improvement district that are required due
1408 to improvements or activities within the resiliency improvement
1409 district, including, but not limited to, roadways, traffic signalization,
1410 easements, sewage treatment plants, water treatment plants or other
1411 environmental protection devices, storm or sanitary sewer lines, water
1412 lines, electrical lines, improvements to fire stations and street signs; (B)
1413 costs of public safety and public school improvements made necessary
1414 by the establishment of the resiliency improvement district; and (C)
1415 costs of funding to mitigate any adverse impact of the resiliency
1416 improvement district upon the municipality and its constituents; and

1417 (3) Costs related to environmental improvement projects developed
1418 by the municipality related to the resiliency improvement district.

1419 Sec. 27. (NEW) (*Effective July 1, 2025*) (a) (1) Notwithstanding any
1420 provision of the general statutes, whenever a municipality constructs,
1421 improves, extends, equips, rehabilitates, repairs, acquires or provides a
1422 grant for any public improvements within a resiliency improvement
1423 district or finances the cost of such public improvements, the proportion
1424 of such cost or estimated cost of such public improvements and
1425 financing thereof, as determined by the municipality, may be assessed
1426 by the municipality, as a benefit assessment, in the manner prescribed
1427 by such municipality, upon the real property within the resiliency
1428 improvement district that is benefited by such public improvements.
1429 The municipality may provide for the payment of such benefit
1430 assessments in annual installments, not exceeding fifty years, and may
1431 forgive such benefit assessments in any given year without causing the
1432 remainder of installments of benefit assessments to be forgiven. Benefit
1433 assessments on real property where buildings or structures are
1434 constructed or expanded after the initial benefit assessment may be
1435 assessed as if the new or expanded buildings or structures on such real
1436 property existed at the time of the original benefit assessment.

1437 (2) Any benefit assessment shall be adopted and revised by the
1438 municipality not less than annually and not more than sixty days before
1439 the beginning of the fiscal year. If any benefit assessment is assessed and

1440 levied prior to the acquisition or construction of the public
1441 improvements, the amount of any such assessment may be adjusted to
1442 reflect the actual cost of such public improvements, including all
1443 financing costs, once such public improvements are complete, if the
1444 actual cost is greater than or less than the estimated costs.

1445 (b) Before estimating and making a benefit assessment under
1446 subsection (a) of this section, the municipality shall hold not less than
1447 one public hearing on such municipality's schedule of benefit
1448 assessments or any revision thereof. Notice of such hearing shall be
1449 published not less than ten days before such hearing in a conspicuous
1450 place on the Internet web site of the municipality, or the municipalities
1451 acting jointly pursuant to an interlocal agreement, with the date and
1452 time such notice was posted. The notice shall include (1) the date, time
1453 and place of such hearing; (2) the boundaries of the resiliency
1454 improvement district by legal description; (3) a statement that all
1455 interested persons owning real estate or taxable property located within
1456 the resiliency improvement district will be given an opportunity to be
1457 heard at the hearing and an opportunity to file objections to the amount
1458 of the assessment; (4) the maximum rate of assessments to be increased
1459 in any one year; and (5) a statement indicating that the proposed list of
1460 properties to be assessed and the estimated assessments against those
1461 properties are available at the city or town office or at the office of the
1462 assessor. The notice may include a maximum number of years the
1463 assessments will be levied. Not later than the date of the publication, the
1464 municipality shall make available to any member of the public, upon
1465 request, the proposed schedule of benefit assessments. The procedures
1466 for public hearing and appeal set forth in section 7-250 of the general
1467 statutes shall apply for all benefit assessments made by a municipality
1468 pursuant to this section, except that the board of finance, or the
1469 municipality's legislative body if no board of finance exists, shall be
1470 substituted for the water pollution control authority.

1471 (c) A municipality may adopt ordinances apportioning the value of
1472 improvements within a resiliency improvement district according to a
1473 formula that reflects actual benefits that accrue to the various properties

1474 because of the development and maintenance.

1475 (d) A municipality may increase assessments or extend the maximum
1476 number of years the assessments will be levied after notice and public
1477 hearing is held pursuant to subsection (b) of this section.

1478 (e) (1) Benefit assessments made under this section shall be collected
1479 and enforced in the same manner as municipal taxes unless otherwise
1480 provided in sections 22 to 30, inclusive, of this act. Benefit assessments
1481 shall be due and payable at such times as are fixed by the municipality,
1482 provided the municipality shall give notice of such due date not less
1483 than thirty days prior to such due date by publication in a conspicuous
1484 place on the Internet web site of each applicable municipality with the
1485 date and time such notice was so posted and by mailing such notice to
1486 the owners of the assessed real property at the last-known address of
1487 any such owner. All revenues from any assessment under this section
1488 shall be paid into the appropriate district master plan fund account
1489 established under subsection (c) of section 25 of this act.

1490 (2) If any property owner fails to pay any assessment or part of an
1491 assessment on or before the date on which such assessment or part of
1492 such assessment is due, the municipality shall have all the authority and
1493 powers to collect the delinquent assessments vested in the municipality
1494 by law to collect delinquent municipal taxes. Benefit assessments, if not
1495 paid when due, shall constitute a lien upon the real property served and
1496 a charge against the owners thereof, which lien and charge shall bear
1497 interest at the same rate as delinquent property taxes. Each such lien
1498 may be continued, recorded and released in the manner provided for
1499 property tax liens and shall take precedence over all other liens or
1500 encumbrances except a lien for property taxes of the municipality.

1501 Sec. 28. (NEW) (*Effective July 1, 2025*) (a) For the purpose of carrying
1502 out or administering a district master plan or other functions authorized
1503 under sections 22 to 30, inclusive, of this act, a municipality is
1504 authorized, subject to the limitations and procedures set forth in this
1505 section, to issue from time to time bonds and other obligations of the
1506 municipality that are payable solely from and secured by (1) the full

1507 faith and credit pledge of the municipality; (2) a pledge of and lien upon
1508 any or all of the income, proceeds, revenues and property of the projects
1509 within the resiliency improvement district, including the proceeds of
1510 grants, loans, advances or contributions from the federal government,
1511 the state or other source; (3) all revenues derived under sections 27 and
1512 29 of this act received by the municipality; or (4) any combination of the
1513 methods in subdivisions (1) to (3), inclusive, of this subsection. Except
1514 for bonds secured by the full faith credit pledge of the municipality,
1515 bonds authorized by this section shall not be included in computing the
1516 aggregate indebtedness of the municipality.

1517 (b) Notwithstanding the provisions of any other statute, municipal
1518 ordinance or charter provision governing the authorization and
1519 issuance of bonds generally by the municipality, any bonds payable and
1520 secured as provided in this section shall be authorized by a resolution
1521 adopted by the legislative body of the municipality. Such bonds shall,
1522 as determined by the legislative body of the municipality or the
1523 municipal officers who are designated such authority by such body, (1)
1524 be issued and sold; (2) bear interest at the rate or rates determined by
1525 the legislative body or its designee, including variable rates; (3) provide
1526 for the payment of interest on the dates determined by the legislative
1527 body or its designee, whether before or at maturity; (4) be issued at,
1528 above or below par; (5) mature at such time or times not exceeding thirty
1529 years; (6) have rank or priority; (7) be payable in such medium of
1530 payment; (8) be issued in such form, including, without limitation,
1531 registered or book-entry form, carry such registration and transfer
1532 privileges and be made subject to purchase or redemption before
1533 maturity at such price or prices and under such terms and conditions,
1534 including the condition that such bonds be subject to purchase or
1535 redemption on the demand of the owner thereof; and (9) contain such
1536 other required terms and particulars.

1537 (c) The municipality may require that the bonds issued hereunder be
1538 secured by a trust agreement by and between the municipality and a
1539 corporate trustee, which may be any trust company or bank having the
1540 powers of a trust company within the state. The trust agreement may

1541 contain covenants or provisions for protecting and enforcing the rights
1542 and remedies of the bondholders as may be necessary, reasonable or
1543 appropriate and not in violation of law or other provisions or covenants
1544 that are consistent with sections 24 to 32, inclusive, of this act and which
1545 the municipality determines in such proceedings are necessary,
1546 convenient or desirable to better secure the bonds, or will tend to make
1547 the bonds more marketable, and which are in the best interests of the
1548 municipality. The pledge by any trust agreement shall be valid and
1549 binding from time to time when the pledge is made. The revenues or
1550 other moneys so pledged and then held or thereafter received by the
1551 municipality shall immediately be subject to the lien of the pledge
1552 without any physical delivery thereof or further act and the lien of the
1553 pledge shall be valid and binding as against all parties having claims of
1554 any kind in tort, contract or otherwise against the board, irrespective of
1555 whether the parties have notice thereof. All expenses incurred in
1556 carrying out such trust agreement may be treated as project costs. In case
1557 any municipal officer whose signature or a facsimile of whose signature
1558 shall appear on any bonds or coupons shall cease to be an officer before
1559 the delivery of the obligations, the signature or facsimile shall
1560 nevertheless be valid and sufficient for all purposes the same as if the
1561 officer had remained in office until the delivery. Notwithstanding any
1562 provision of the Uniform Commercial Code, neither this section, the
1563 resolution of the municipality approving the bonds or any trust
1564 agreement by which a pledge is created need be filed or recorded, and
1565 no filing need be made under title 42a of the general statutes.

1566 (d) While any bonds issued hereunder remain outstanding, the
1567 existence of the resiliency improvement district and the powers and
1568 duties of the municipality with respect to such resiliency improvement
1569 district shall not be diminished or impaired in any way that will affect
1570 adversely the interests and rights of the holders of the bonds. Any bonds
1571 issued by a municipality pursuant to this section, except for general
1572 obligation bonds of the municipality secured by the full faith and credit
1573 pledge of the municipality, shall contain on their face a statement to the
1574 effect that neither the state nor the municipality shall be obliged to pay
1575 the principal of or the interest thereon, and that neither the full faith and

1576 credit or taxing power of the state or the municipality is pledged to the
1577 payment of the bonds. All bonds issued under this section shall have
1578 and are hereby declared to have all the qualities and incidents of
1579 negotiable instruments, as provided in title 42a of the general statutes.

1580 (e) Any pledge made by a municipality pursuant to this section shall
1581 be valid and binding from the time when the pledge is made, and any
1582 revenues or other receipts, funds or moneys so pledged and thereafter
1583 received by the municipality shall be subject immediately to the lien of
1584 such pledge without any physical delivery thereof or further act. The
1585 lien of any such pledge shall be valid and binding as against all parties
1586 having claims of any kind in tort, contract or otherwise against the
1587 municipality, irrespective of whether such parties have notice of such
1588 lien.

1589 (f) Bonds issued under this section are hereby made securities in
1590 which all public officers and public bodies of the state and its political
1591 subdivisions, all insurance companies, trust companies, banking
1592 associations, investment companies, executors, administrators, trustees
1593 and other fiduciaries may properly and legally invest funds, including
1594 capital in their control and belonging to them, and such bonds shall be
1595 securities that may properly and legally be deposited with and received
1596 by any state or municipal officer or any agency or political subdivision
1597 of the state for any purpose for which the deposit of bonds of the state
1598 is now or may hereafter be authorized by law. Bonds may be issued
1599 under this section without obtaining the consent of the state and without
1600 any proceedings or the happening of any other conditions or things
1601 other than those proceedings, conditions or things that are specifically
1602 required thereof by this section.

1603 (g) Nothing in this section shall be construed to restrict the ability of
1604 the municipality to raise revenue for the payment of project costs in any
1605 manner otherwise authorized by law.

1606 (h) As used in this section, "bonds" means any bonds, including
1607 refunding bonds, notes, interim certificates, debentures or other
1608 obligations.

1609 Sec. 29. (NEW) (*Effective July 1, 2025*) The legislative body of each
1610 applicable municipality may create an advisory board, whose members
1611 include owners or occupants of real property located in or adjacent to a
1612 resiliency improvement district. The advisory board may advise the
1613 legislative body and any designated administrative entity on the
1614 planning, construction and implementation of the district master plan
1615 and maintenance and operation of the resiliency improvement district
1616 after the district master plan is complete.

1617 Sec. 30. (NEW) (*Effective July 1, 2025*) (a) Within a resiliency
1618 improvement district, priority consideration shall be given in the
1619 solicitation, selection and design of infrastructure projects designed to
1620 increase resilience and that (1) utilize natural and nature-based
1621 solutions intended to restore, maintain or enhance ecosystem services
1622 and processes that maintain or improve on environmental quality in or
1623 adjacent to the district, or (2) address the needs of environmental justice
1624 communities, as defined in section 22a-20a of the general statutes, or of
1625 vulnerable communities, as defined in section 16-243y of the general
1626 statutes.

1627 (b) To the extent that a resiliency project results in the demolition or
1628 reduction of affordable housing, as defined in section 8-39a of the
1629 general statutes, the municipality, the developer of the resiliency
1630 project, a property owner or a third-party entity shall commit to replace
1631 such affordable housing units within the district. The replacement of
1632 such affordable housing shall occur not later than four years after such
1633 demolition or reduction. If the replacement is not feasible within the
1634 district boundaries, such affordable housing shall be replaced within a
1635 reasonable proximity to the district at a rate of not less than two units
1636 for each unit that otherwise would have been replaced within the
1637 district.

1638 Sec. 31. Section 22a-50 of the general statutes is amended by adding
1639 subsection (m) as follows (*Effective from passage*):

1640 (NEW) (m) Not later than January 1, 2026, the commissioner shall
1641 classify all second-generation anticoagulant rodenticides for restricted

1642 use pursuant to subdivision (2) of subsection (c) of this section. For the
1643 purposes of this subsection, "second-generation anticoagulant
1644 rodenticide" means any pesticide product containing any one of the
1645 following active ingredients: (1) Brodifacoum; (2) bromadiolone; (3)
1646 difenacoum; or (4) difethialone.

1647 Sec. 32. Subsection (l) of section 22a-50 of the general statutes is
1648 repealed and the following is substituted in lieu thereof (*Effective from*
1649 *passage*):

1650 (l) (1) Not later than January 1, 2018, the commissioner shall classify
1651 all neonicotinoids, as defined in section 22-61k, that are labeled for
1652 treating plants, as restricted use pursuant to subdivision (2) of
1653 subsection (c) of this section.

1654 (2) On and after October 1, 2027, except as provided in subdivision
1655 (3) of this subsection, no person shall use any pesticide that contains any
1656 neonicotinoid, as defined in section 22-61k, unless, upon receipt of a
1657 request, the Commissioner of Energy and Environmental Protection,
1658 after consultation with the director of the Connecticut Agricultural
1659 Experiment Station, determines that no other effective control option is
1660 available. In making any such determination, the commissioner shall
1661 consult with the director of the Connecticut Agricultural Experiment
1662 Station who may consult with the Pesticide Advisory Council,
1663 established pursuant to subdivision (d) of section 22a-65, to determine
1664 if such pesticide is the only effective control option available.

1665 (3) The provisions of subdivision (2) of this subsection shall not apply
1666 to the use of any neonicotinoid for use in or application to: (A)
1667 Agriculture, as defined in subsection (q) of section 1-1, (B) seeds, (C)
1668 ornamental shrubbery, or (D) trees.

1669 (4) The Commissioner of Energy and Environmental Protection may
1670 assess a civil penalty of not more than two thousand five hundred
1671 dollars to any person who violates the provisions of subdivision (2) of
1672 this subsection for each such violation.

1673 (5) The provisions of subdivision (2) of this subsection shall not apply
 1674 to any neonicotinoid that is not labeled for use on plants, including, but
 1675 not limited to, neonicotinoids labeled for use in personal care products,
 1676 pet care, veterinary use or indoor or structural pest control.

1677 Sec. 33. Section 8-2f of the general statutes is repealed. (*Effective July*
 1678 *1, 2025*)"

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2026</i>	New section
Sec. 2	<i>July 1, 2026</i>	New section
Sec. 3	<i>July 1, 2025</i>	20-327b(d)(2)
Sec. 4	<i>July 1, 2025</i>	20-327b(d)(4)
Sec. 5	<i>October 1, 2025</i>	22a-109(b)
Sec. 6	<i>October 1, 2025</i>	22a-109(d)
Sec. 7	<i>July 1, 2025</i>	25-68o(a)
Sec. 8	<i>July 1, 2025</i>	New section
Sec. 9	<i>July 1, 2025</i>	7-364
Sec. 10	<i>July 1, 2025</i>	13a-175a(a)
Sec. 11	<i>July 1, 2025</i>	8-23(d) to (f)
Sec. 12	<i>January 1, 2026</i>	8-23(i)
Sec. 13	<i>July 1, 2025</i>	8-35a(a) and (b)
Sec. 14	<i>July 1, 2025</i>	16a-27(h)
Sec. 15	<i>July 1, 2025</i>	28-5(h)
Sec. 16	<i>October 1, 2027</i>	8-2(b) and (c)
Sec. 17	<i>from passage</i>	8-1a(b)
Sec. 18	<i>July 1, 2025</i>	8-2e
Sec. 19	<i>July 1, 2025</i>	New section
Sec. 20	<i>July 1, 2025</i>	New section
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>from passage</i>	22a-50(m)
Sec. 32	<i>from passage</i>	22a-50(l)
Sec. 33	<i>July 1, 2025</i>	Repealer section