
OLR Bill Analysis

sSB 1522

AN ACT RENAMING THE COMMUNITY INVESTMENT ACCOUNT THE DONALD E. WILLIAMS, JR. COMMUNITY INVESTMENT ACCOUNT AND INCREASING FUNDING FOR SAID ACCOUNT.

SUMMARY

This bill increases the land record recording fee that funds the General Fund's community investment account (CIA) and increases the amounts the designated recipients received from the account. It also renames the account the "Donald E. Williams, Jr. community investment account."

The bill also makes technical changes, including eliminating obsolete provisions.

EFFECTIVE DATE: July 1, 2025

DISTRIBUTION OF FUNDS

By law, the CIA provides funding for milk producers and projects related to open space, farmland preservation, historic preservation, affordable housing, and agriculture promotion. Money is distributed quarterly to the state's agriculture sustainability account and the departments of Agriculture, Economic and Community Development, Energy and Environmental Protection, and Housing.

In most cases, the bill increases the annual amount distributed to its subrecipients by 25%, but does not change the overall distribution between the four departments (see below).

Table: Distribution of CIA Under Current Law and the Bill

<i>Recipient</i>	<i>Current Law Distribution</i>	<i>The Bill's Distribution</i>
Agriculture Sustainability Account	First \$10 per fee credited to the CIA	First \$12 per fee credited to the CIA

<i>Recipient</i>	<i>Current Law Distribution</i>	<i>The Bill's Distribution</i>
Department of Economic and Community Development	25%	25%
Technical assistance and preservation activities of the CT Trust for Historic Preservation	\$380,000	\$475,000
Supplement activities of the Historic Preservation Council and related Department of Economic and Community Development activities (e.g., grants in aid for historic structures and placing plaques and markers)	Remainder	Remainder
Department of Housing to supplement new or existing affordable housing programs	25%	25%
Department of Energy and Environmental Protection for municipal open space grants	25%	25%
Department of Agriculture	25%	25%
Agricultural Viability Grant Program	\$500,000	\$625,000
Farm Transition Program	\$500,000	\$625,000
Encourage the sale of CT-grown food to schools, restaurants, retailers and other institutions and businesses in the state	\$100,000	\$125,000
CT Farm Link Program	\$75,000	\$93,750
Seafood Advisory Council	\$47,500	\$59,375
CT Farm Wine Development Council	\$47,500	\$59,375
CT Food Policy Council	\$25,000	\$31,250
Farmland preservation programs	Remainder	Remainder

FEE INCREASES

Specifically, it increases the fee for recording land records from \$40 to \$50, and increases the portion the town clerk may retain from \$1 to \$2. It correspondingly increases the amount of the fee town clerks must remit to the state treasurer for deposit in the CIA from \$36 to \$45. (Other fees charged for recording land records are unchanged by the bill.)

Current law also sets a minimum \$116 fee for recording most documents by mortgagee nominees, of which the town clerk may retain \$10 for deposit in the town clerk fund and must remit \$110 to the state for deposit in the General Fund. For assignments to or releases by mortgage nominees, the law sets the fee at \$159, of which the town clerk may retain \$32 as general municipal revenue and must remit \$127 to the state for the General Fund.

In either case, the bill increases, from \$36 to \$45, the amount that the state must credit to the CIA from the amount deposited in the General Fund as well as increases the town clerk may retain by \$1 each. (However, the bill does not increase the overall fees or the portions remitted to the state.)

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 13 Nay 6 (03/26/2025)