



General Assembly

**Amendment**

January Session, 2025

LCO No. 8055



Offered by:

SEN. GORDON, 35<sup>th</sup> Dist.

SEN. FAZIO, 36<sup>th</sup> Dist.

SEN. HWANG, 28<sup>th</sup> Dist.

To: Subst. Senate Bill No. **1317**

File No. 208

Cal. No. 158

(As Amended)

**"AN ACT CONCERNING LIENS FOR VIOLATIONS OF THE HOUSING CODE."**

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

3 "Section 1. Section 7-148aa of the general statutes is repealed and the  
4 following is substituted in lieu thereof (*Effective October 1, 2025*):

5 Any unpaid penalty imposed by a municipality pursuant to the  
6 provisions of an ordinance (1) adopted pursuant to section 8-12a, [or] (2)  
7 regulating blight, adopted pursuant to subparagraph (H)(xv) of  
8 subdivision (7) of subsection (c) of section 7-148, (3) requiring the  
9 maintenance of safe and sanitary housing, adopted pursuant to  
10 subparagraph (A)(i) of subdivision (7) of subsection (c) of section 7-148,  
11 or (4) regulating the use of streets, sidewalks, highways, public places

12 or grounds, for public and private purposes, pursuant to subparagraph  
13 (H)(xii) of subdivision (7) of subsection (c) of section 7-148, shall  
14 constitute a lien upon the real estate against which the penalty was  
15 imposed, or, for a penalty imposed for a violation described in  
16 subdivision (4) of this section, upon real estate located in the  
17 municipality that is owned by an individual against whom the penalty  
18 was imposed, from the date of such penalty. Each such lien may be  
19 continued, recorded and released in the manner provided by the general  
20 statutes for continuing, recording and releasing property tax liens. Each  
21 such lien shall take precedence over all other liens filed after July 1, 1997,  
22 and encumbrances except taxes, and may be enforced in the same  
23 manner as property tax liens, provided such municipality shall, prior to  
24 taking action to enforce a lien upon real estate, including, but not limited  
25 to, by foreclosure or assignment to a third party, upon which a penalty,  
26 fine or fee was imposed for the violation of an ordinance described in  
27 subdivision (4) of this section, provide written notice of such violation,  
28 and all unpaid penalties, fines and fees related to such violation, by  
29 certified mail at least one hundred twenty days, at least sixty days and  
30 at least thirty days prior to such action to the owner of such real estate."

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

Section 1	October 1, 2025	7-148aa
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