



# House of Representatives

General Assembly

**File No. 263**

February Session, 2026

Substitute House Bill No. 5394

*House of Representatives, March 31, 2026*

The Committee on Planning and Development reported through REP. KAVROS DEGRAW of the 17th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## ***AN ACT CONCERNING THE UNIFORM RELOCATION ASSISTANCE ACT.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-270 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 (a) In addition to amounts otherwise authorized by this chapter, a  
4 state agency shall make a payment to or for any displaced person who  
5 is displaced from any dwelling and not eligible to receive a payment  
6 under section 8-269, [which] provided such dwelling was actually and  
7 lawfully occupied by such displaced person for not less than ninety days  
8 prior to the initiation of negotiations for the acquisition of such dwelling  
9 under the program or project which results in such person being  
10 displaced. [Such]

11 (b) Any payment made pursuant to this section shall be [either (1)  
12 the] in an amount necessary to enable such displaced person to (1) lease  
13 or rent, for a period not to exceed four years, a decent, safe [,] and  
14 sanitary dwelling of standards adequate to accommodate such person,

15 or accommodations in a hotel, as defined in section 12-407, in [areas] an  
16 area not generally less desirable with regard to public utilities and  
17 public and commercial facilities, and reasonably accessible to such  
18 displaced person's place of employment, [but not to] provided no such  
19 payment shall exceed four thousand dollars, or (2) [the amount  
20 necessary to enable such displaced person to] make a down payment,  
21 including reasonable expenses incurred by such displaced person for  
22 evidence of title, recording fees [,] and other closing costs incident to the  
23 purchase of a decent, safe [,] and sanitary dwelling of standards  
24 adequate to accommodate such person in [areas] an area not generally  
25 less desirable with regard to public utilities and public and commercial  
26 facilities, [but not to] provided no such payment shall exceed four  
27 thousand dollars. [, except that if such amount exceeds two thousand  
28 dollars, such] Any person [must equally] who receives a payment  
29 pursuant to subdivision (2) of this subsection in excess of two thousand  
30 dollars shall match any such amount in excess of two thousand dollars  
31 in making [the downpayment, and provided, whenever] such down  
32 payment.

33 (c) Whenever any tenant [in any] of a dwelling unit is displaced as  
34 the result of the enforcement of any code to which this section is  
35 applicable by any town, city or borough or agency thereof, the landlord  
36 of such dwelling unit shall be liable for any payments made by such  
37 town, city or borough pursuant to subsection (b) of this section or by the  
38 state pursuant to subsection (b) of section 8-280, as amended by this act,  
39 and the town, city or borough or the state may place a lien on any real  
40 property owned by such landlord to secure repayment to the town, city  
41 or borough or the state of such payments, which lien shall have the same  
42 priority as and shall be filed, enforced and discharged in the same  
43 manner as a lien for municipal taxes under chapter 205.

44 [(b)] (d) Notwithstanding the provisions of this section, in the case of  
45 displacement of a person on or after October 1, 2007, because of  
46 acquisition of real property by a redevelopment agency pursuant to  
47 section 8-128, a development agency pursuant to section 8-193, or an  
48 implementing agency pursuant to section 32-224, pursuant to a

49 redevelopment plan approved under chapter 130 or a development plan  
50 approved under chapter 132 or 588l, the agency shall make relocation  
51 payments as provided under the federal Uniform Relocation Assistance  
52 and Real Property Acquisition Policies Act of 1970, 42 USC 4601 et seq.  
53 and any subsequent amendments thereto and regulations promulgated  
54 thereunder if payments under said act and regulations would be greater  
55 than payments under this section and sections 8-268 and 8-269.

56 Sec. 2. Section 8-280 of the general statutes is repealed and the  
57 following is substituted in lieu thereof (*Effective October 1, 2026*):

58 (a) The state, acting by and in the discretion of the Commissioner of  
59 Housing, may enter into a contract or agreement with a state agency to  
60 provide state financial assistance to [such] the state agency in the form  
61 of a grant-in-aid equal to two-thirds of the net cost of [carrying out] a  
62 program [of] to provide relocation assistance pursuant to a relocation  
63 plan [as provided under] prepared pursuant to section 8-281 and  
64 approved by the commissioner. [Such] Any such grant-in-aid shall: (1)  
65 Provide actual administration costs not to exceed one hundred dollars  
66 for each dwelling unit and two hundred fifty dollars for each farm or  
67 business, relocated in accordance with the provisions of this chapter; (2)  
68 provide advance grants for relocation assistance paid pursuant to the  
69 provisions of said section to persons, families, businesses and farm  
70 operations and nonprofit organizations not otherwise entitled to  
71 relocation assistance from any program of any other state agency or any  
72 program of the federal government and who have not been reimbursed  
73 for moving costs in a condemnation proceeding; and (3) include the cost  
74 of the preparation of the relocation plan.

75 (b) The Commissioner of Housing shall not provide a grant-in-aid  
76 pursuant to subsection (a) of this section to any town, city or borough  
77 for the cost of [carrying out] a program [of] to provide relocation  
78 assistance for persons displaced as the direct result of code enforcement  
79 activities undertaken by a town, city or borough, unless such town, city  
80 or borough agrees to (1) [places, pursuant to section 8-270,] place a lien  
81 on all real property in such town, city or borough, [which] pursuant to

82 section 8-270, as amended by this act, that is owned by the landlord of  
 83 the persons who are displaced by such code enforcement activities, and  
 84 (2) [assigns] assign to the state [the claim of] any claim that the town,  
 85 city or borough may have against such landlord for the costs of [carrying  
 86 out such program of] such relocation assistance not later than one year  
 87 after the final payment to any person under such program. The Attorney  
 88 General shall [be responsible for collecting] collect any such claim [and  
 89 may carry out such responsibility] by (A) enforcing any such lien  
 90 assigned to the state by the town, city or borough, (B) placing and  
 91 enforcing a lien on any other real property owned by the landlord in the  
 92 state, or (C) instituting civil proceedings in the Superior Court against  
 93 such landlord. Two-thirds of all funds collected by the Attorney General  
 94 from a landlord pursuant to this subsection shall be deposited in the  
 95 General Fund and the remaining one-third of such funds shall be  
 96 remitted to the town, city or borough [which] that brought code  
 97 enforcement activities against such landlord.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	8-270
Sec. 2	October 1, 2026	8-280

**PD**      *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

**OFA Fiscal Note**

**State Impact:**

Agency Affected	Fund-Effect	FY 27 \$	FY 28 \$
Department of Housing	GF - Potential Cost	Minimal	Minimal
Resources of the General Fund	GF - Potential Revenue Gain	Minimal	Minimal

Note: GF=General Fund

**Municipal Impact:**

Municipalities	Effect	FY 27 \$	FY 28 \$
All Municipalities	Potential Revenue Gain	Minimal	Minimal
All Municipalities	Potential Cost	Minimal	Minimal

**Explanation**

The bill expands what municipalities must pay for when relocating individuals who are displaced for certain reasons to include hotel stays. This may result in a potential cost to municipalities beginning in FY 27 to the extent hotel stays are paid for, however, under existing law unchanged by the bill the payments may not exceed \$4,000. To the extent municipalities would have already made payments that reached the cap this provision will not result in a fiscal impact.

The bill also requires a municipality to lien the property and assign such lien(s) after a period to qualify for a grant from the Department of Housing (DOH) that would cover a portion of the municipality's relocation costs.

The existing grant program is not currently operational; no grants dependent on the above requirements have been issued since at least 1986. If grants are issued, this will result in a cost to DOH for the grant, a revenue gain to the General Fund for grants recovered via lien enforcement, and a revenue gain to municipalities.

***The Out Years***

The annualized ongoing fiscal impact identified above would continue into the future subject to actual relocation assistance payments made, actual grants issued by DOH, and the ability of the state to recover funds.

**OLR Bill Analysis**

**sHB 5394**

**AN ACT CONCERNING THE UNIFORM RELOCATION ASSISTANCE ACT.**

**SUMMARY**

Under the state’s Uniform Relocation Assistance Act, municipalities and state agencies must pay to relocate people who are displaced due to, among other things, their code enforcement actions (like for health or building code violations). For displaced tenants, the bill adds that rental assistance payments may cover hotel stays. Existing law allows payments for renting or making a downpayment on a home. Under the bill and existing law, these payments may not exceed \$4,000.

By law, the landlord is responsible for costs paid to relocate tenants that were displaced due to code violation enforcement and the municipality may put a lien on the landlord’s real property (buildings and land) to secure repayment. Additionally, the state may enter into a contract with a municipality under which it provides a grant for a portion of the municipality’s tenant relocation costs in exchange for the municipality’s related claims against the landlord. The bill allows the municipality to receive a grant if it (1) agrees to lien the landlord’s property, even if it has not done so yet, and (2) assigns its claims to the state within one year after the last payment has been made for the relocated tenant.

The bill also makes various minor, technical, and conforming changes.

EFFECTIVE DATE: October 1, 2026

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable Substitute

Yea 21 Nay 0 (03/13/2026)