



Senate

General Assembly

File No. 152

February Session, 2026

Senate Bill No. 272

Senate, March 24, 2026

The Committee on Planning and Development reported through SEN. RAHMAN of the 4th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

***AN ACT AUTHORIZING MUNICIPALITIES TO ENFORCE CERTAIN
BLIGHT REGULATIONS WITHOUT PROVIDING NOTICE OR AN
OPPORTUNITY TO REMEDIATE.***

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

1 Section 1. Subparagraph (H) of subdivision (7) of subsection (c) of
2 section 7-148 of the general statutes is repealed and the following is
3 substituted in lieu thereof (*Effective October 1, 2026*):

4 (H) (i) Secure the safety of persons in or passing through the
5 municipality by regulation of shows, processions, parades and music;

6 (ii) Regulate and prohibit the carrying on within the municipality of
7 any trade, manufacture, business or profession which is, or may be, so
8 carried on as to become prejudicial to public health, conducive to fraud
9 and cheating, or dangerous to, or constituting an unreasonable
10 annoyance to, those living or owning property in the vicinity;

11 (iii) Regulate auctions and garage and tag sales;

12 (iv) Prohibit, restrain, license and regulate the business of peddlers,
13 auctioneers and junk dealers in a manner not inconsistent with the
14 general statutes;

15 (v) Regulate and prohibit swimming or bathing in the public or
16 exposed places within the municipality;

17 (vi) Regulate and license the operation of amusement parks and
18 amusement arcades including, but not limited to, the regulation of
19 mechanical rides and the establishment of the hours of operation;

20 (vii) Prohibit, restrain, license and regulate all sports, exhibitions,
21 public amusements and performances and all places where games may
22 be played;

23 (viii) Preserve the public peace and good order, prevent and quell
24 riots and disorderly assemblages and prevent disturbing noises;

25 (ix) Establish a system to obtain a more accurate registration of births,
26 marriages and deaths than the system provided by the general statutes
27 in a manner not inconsistent with the general statutes;

28 (x) Control insect pests or plant diseases in any manner deemed
29 appropriate;

30 (xi) Provide for the health of the inhabitants of the municipality and
31 do all things necessary or desirable to secure and promote the public
32 health;

33 (xii) Regulate the use of streets, sidewalks, highways, public places
34 and grounds for public and private purposes;

35 (xiii) Make and enforce police, sanitary or other similar regulations
36 and protect or promote the peace, safety, good government and welfare
37 of the municipality and its inhabitants;

38 (xiv) Regulate, in addition to the requirements under section 7-282b,
39 the installation, maintenance and operation of any device or equipment
40 in a residence or place of business which is capable of automatically

41 calling and relaying recorded emergency messages to any state police
42 or municipal police or fire department telephone number or which is
43 capable of automatically calling and relaying recorded emergency
44 messages or other forms of emergency signals to an intermediate third
45 party which shall thereafter call and relay such emergency messages to
46 a state police or municipal police or fire department telephone number.
47 Such regulations may provide for penalties for the transmittal of false
48 alarms by such devices or equipment;

49 (xv) Make and enforce regulations for the prevention and
50 remediation of housing blight or blight upon any commercial real
51 property, including regulations reducing assessments, [and
52 authorizing] Any such regulations shall define blight, establish a duty
53 to maintain property and specify standards to determine if there is
54 neglect of such property, authorize designated agents of the
55 municipality to enter property during reasonable hours for the purpose
56 of remediating blighted conditions [, provided such regulations define
57 blight and require such] and require the municipality to give written
58 notice of any violation to the owner of the property upon which blighted
59 conditions exist and provide a reasonable opportunity for the owner to
60 remediate the blighted conditions prior to any enforcement action being
61 taken, except that a municipality may take immediate enforcement
62 action without providing such written notice or opportunity to
63 remediate in the case of a violation at a property that is the [third]
64 second or [more] greater such blight violation at such property during
65 the prior twelve-month period. [, and further provided] No such
66 regulations shall [not] authorize such municipality or its designated
67 agents to enter any dwelling house or structure on such property. [, and
68 including regulations establishing a duty to maintain property and
69 specifying standards to determine if there is neglect;] Any such
70 regulations shall prescribe civil penalties for the violation of such
71 regulations (I) for housing blight upon real property containing six or
72 fewer dwelling units, of not more than one hundred fifty dollars for each
73 day that a violation continues if such violation occurs at an occupied
74 property, not more than two hundred fifty dollars for each day that a
75 violation continues if such violation occurs at a vacant property, and not

76 more than one thousand dollars for each day that a violation continues
77 at a property if such violation is the third or [more] greater such
78 violation at such property during the prior twelve-month period, (II) for
79 housing blight upon real property containing more than six but fewer
80 than forty dwelling units, not more than ten cents per square foot of each
81 residential building upon such real property for each day that a
82 violation continues, (III) for housing blight upon real property
83 containing forty or more dwelling units, not more than twelve cents per
84 square foot of each residential building upon such real property for each
85 day that a violation continues, and (IV) for blight upon any commercial
86 real property, not more than ten cents per square foot of any commercial
87 building upon such real property for each day that a violation continues.
88 If any such civil penalties are prescribed, such municipality shall adopt
89 a citation hearing procedure in accordance with section 7-152c. For the
90 sole purpose of determining if a violation is the [third] second or [more]
91 greater such violation at such property during the prior twelve-month
92 period, "violation" means a violation of any municipal blight regulation
93 for which the municipality has issued a notice of violation and either, in
94 the determination of such municipality, the conditions creating such
95 violation were previously cured or one hundred twenty days have
96 passed from the notice of violation and the conditions creating such
97 violation have not been cured. A third violation may also be established
98 where three or more conditions constituting such violation exist at a
99 property simultaneously;

100 (xvi) Regulate, on any property owned by or under the control of the
101 municipality, any activity deemed to be deleterious to public health,
102 including the burning of a lighted cigarette, cigar, pipe or similar device,
103 whether containing, wholly or in part, tobacco or cannabis, as defined
104 in section 21a-420, and the use or consumption of cannabis, including,
105 but not limited to, electronic cannabis delivery systems, as defined in
106 section 19a-342a, or vapor products, as defined in said section,
107 containing cannabis. If the municipality's population is greater than fifty
108 thousand, such regulations shall designate a place in the municipality
109 in which public consumption of cannabis is permitted. Such regulations
110 may prohibit the smoking of cannabis and the use of electronic cannabis

111 delivery systems and vapor products containing cannabis in the
112 outdoor sections of a restaurant. Such regulations may prescribe
113 penalties for the violation of such regulations, provided such fine does
114 not exceed fifty dollars for a violation of such regulations regarding
115 consumption by an individual or a fine in excess of one thousand dollars
116 to any business for a violation of such regulations;

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	7-148(c)(7)(H)

PD *Joint Favorable*

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: None

Municipal Impact:

Municipalities	Effect
All Municipalities	See Below

Explanation

The bill allows municipalities to take immediate enforcement action against blighted properties after a second violation and without providing the owner notice of the violation and an opportunity to remediate the blighted condition.

This may result in a potential cost to municipalities beginning in FY 27 to the extent more action is taken against blighted property, with a corresponding potential revenue gain to the extent that more fines are assessed. There is also a savings to municipalities beginning in FY 27 associated with fewer notices sent to owners of blighted property.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of blighted properties.

OLR Bill Analysis**SB 272*****AN ACT AUTHORIZING MUNICIPALITIES TO ENFORCE CERTAIN BLIGHT REGULATIONS WITHOUT PROVIDING NOTICE OR AN OPPORTUNITY TO REMEDIATE.*****SUMMARY**

This bill allows municipalities to take immediate enforcement action against blighted properties after a second, rather than third, violation at the property within a year. The bill applies to the enforcement of municipal blight regulations for housing and commercial properties adopted under the general municipal powers law (see BACKGROUND).

Under existing law and the bill, immediate enforcement action means enforcement action taken without giving the owner notice of the violation and a chance to correct it. Under the bill, a municipality can find there is a second violation if it previously issued a notice and either (1) the conditions creating the violation were resolved but have reoccurred or (2) 120 days have passed and the violation still exist. This is generally the same standard that applies under current law for determining whether there is a third or subsequent violation.

The bill also makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2026

BACKGROUND***Local Blight Regulations***

The general municipal powers law authorizes municipalities to make and enforce regulations to prevent and remediate blight and set fines for each day a violation continues. Municipalities that issue citations for blight violations must establish a citation hearing procedure for owners

to contest their fines (CGS § 7-148(c)(7)(H)(xv)).

Another law specifies that unpaid fines imposed under a blight regulation constitute a lien on the property and generally take precedence over all other liens and encumbrances, except taxes (CGS § 7-148aa). The law also authorizes municipalities to enact an ordinance imposing a special assessment on blighted housing to cover blight enforcement and remediation costs and makes any unpaid assessments a lien on the property (CGS § 7-148ff).

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable

Yea 20 Nay 0 (03/06/2026)