



# Senate

General Assembly

**File No. 77**

February Session, 2026

Senate Bill No. 284

*Senate, March 19, 2026*

The Committee on Aging reported through SEN. HOCHADEL of the 13th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

***AN ACT CONCERNING EMERGENCY POWER GENERATOR REQUIREMENTS FOR CERTAIN MULTIFAMILY HOUSING PROJECTS.***

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

1 Section 1. Section 29-453a of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 (a) Any privately owned multifamily housing project, within a  
4 municipality with a population of at least one hundred thirty thousand  
5 but less than one hundred [thirty-five] forty thousand, shall install and  
6 maintain one or more emergency power generators capable of  
7 providing a minimum of four to twelve hours of sufficient electrical  
8 power to (1) each unit for heating, water, lighting and critical medical  
9 equipment, and (2) each passenger elevator.

10 (b) For purposes of this section, "privately owned multifamily  
11 housing project" means real property that (1) consists of, or  
12 encompasses, a building not less than fifteen stories in height that

13 contains dwelling units whose occupancy is restricted by age, and (2) is  
14 subject, in whole or in part, to a mortgage insured under the National  
15 Housing Act, 12 USC 1701 et seq.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	29-453a

**AGE**      *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.*

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**OFA Fiscal Note****State Impact:** None**Municipal Impact:** None**Explanation**

The bill, which adjusts the requirements for which multifamily housing projects must have at least one emergency power generator, does not result in a fiscal impact to the state or to municipalities as this only concerns private parties.

**The Out Years****State Impact:** None**Municipal Impact:** None

**OLR Bill Analysis****SB 284****AN ACT CONCERNING EMERGENCY POWER GENERATOR REQUIREMENTS FOR CERTAIN MULTIFAMILY HOUSING PROJECTS.****SUMMARY**

Under current law, certain privately owned, multifamily housing projects must have at least one emergency power generator if they are in a municipality with a population between 130,000 and 134,999. This bill raises the upper population limit to 139,999 (see BACKGROUND).

As under existing law, this requirement applies only to a housing project that has at least 15 stories, age-restricted dwelling units, and a mortgage insured under the federal National Housing Act. And, as under existing law, the emergency generators must be able to power, for at least four to 12 hours, the building's passenger elevators and units' heating, water, lighting, and critical medical equipment.

EFFECTIVE DATE: October 1, 2026

**BACKGROUND**

According to the Department of Public Health's 2024 annual town and county population estimates, New Haven and Stamford have populations between 130,000 and 139,999. No municipalities have populations within the range in current law.

**COMMITTEE ACTION**

Aging Committee

Joint Favorable

Yea 13 Nay 1 (03/05/2026)