

OFFICE OF FISCAL ANALYSIS

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SB-274

AN ACT CONCERNING NONRESIDENT LANDLORD
REGISTRATION AND INCREASING PENALTIES FOR REPEAT
BUILDING AND FIRE CODE VIOLATIONS.

OFA Fiscal Note

State Impact:

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

Note: GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 27 \$	FY 28 \$
Various Municipalities	Potential Revenue Gain	Minimal	Minimal

Explanation

The bill (1) makes various changes regarding reporting requirements for property owners and landlords which results in a potential revenue gain to municipalities beginning in FY 27, and (2) increases fines for fire and building code violations which results in a potential revenue gain to the state beginning in FY 27.

Sections 1 and 2 require municipalities with a population of 25,000 or more to require certain residential property owners and landlords to report information to the municipality and establishes that failure to do so will result in a penalty of up to \$500 for a first violation and up to

\$1,000 for subsequent violations.¹ This results in a potential minimal revenue gain to municipalities beginning in FY 27 to the extent these penalties are imposed and collected.

Sections 3 to 5 increase the fines for second and subsequent violations of certain fire and building code sections, resulting in a minimal potential revenue gain to the state.²

The Out Years

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

¹ According to the CT Department of Health population estimates, in 2024 there were 46 municipalities in Connecticut with a population of 25,000 or more.

² Between FY 22 and FY 25, there were a total 296 offenses recorded and \$2,000 in fines collected under CGS §§ 29-254a, 29-291c, and 29-394.