



General Assembly

Substitute Bill No. 5394

February Session, 2026



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 Section 8-270 of the general statutes is repealed and the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	<i>October 1, 2026</i>	8-270
Sec. 2	<i>October 1, 2026</i>	8-280

PD *Joint Favorable Subst.*