



General Assembly

February Session, 2026

Raised Bill No. 5508

LCO No. 2644



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING HISTORIC DISTRICTS AND HISTORIC PRESERVATION.

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

1 Section 1. Subsection (a) of section 7-147e of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective October*
3 *1, 2026*):

4 (a) The historic district commission shall hold a public hearing upon
5 each application for a certificate of appropriateness unless the
6 commission determines that such application involves items not subject
7 to approval by the commission. The commission shall fix a reasonable
8 time and place for such hearing. Notice of the time and place of such
9 hearing shall be given by publication in the form of a legal
10 advertisement appearing in a newspaper having a substantial
11 circulation in the municipality not more than fifteen days nor less than
12 five days before such hearing. All public hearings held by the
13 commission shall be broadcast contemporaneously and continuously on
14 an Internet web site identified in such notice, and a recording of such
15 hearing shall be made permanently available on such Internet web site

16 or on the Internet web site of the commission.

17 Sec. 2. Section 7-147i of the general statutes is repealed and the
18 following is substituted in lieu thereof (*Effective October 1, 2026*):

19 Any person or persons severally or jointly aggrieved by any decision
20 of the historic district commission or of any officer thereof may, within
21 fifteen days from the date when such decision was rendered, take an
22 appeal to the [superior court for the judicial district in which such
23 municipality is located, which appeal shall be made returnable to such
24 court in the same manner as that prescribed for other civil actions
25 brought to such court. Notice of such appeal shall be given by leaving a
26 true and attested copy thereof in the hands of or at the usual place of
27 abode of the chairman or clerk of the commission within twelve days
28 before the return day to which such appeal has been taken. Procedure
29 upon such appeal shall be the same as that defined in section 8-8] zoning
30 board of appeals in accordance with the provisions of section 8-7.

31 Sec. 3. Section 7-147k of the general statutes is repealed and the
32 following is substituted in lieu thereof (*Effective October 1, 2026*):

33 (a) The provisions of this part shall in no way impair the validity of
34 any historic district previously established under any special act or the
35 general statutes. Any and all historic districts created under the general
36 statutes, prior to October 1, 1980, otherwise valid except that such
37 districts, district study committees, municipalities or officers or
38 employees thereof, failed to comply with the requirements of any
39 general or special law, and any and all actions of such districts or historic
40 district commission, are validated.

41 (b) The provisions of this part shall not apply to any property owned
42 by a nonprofit institution of higher education, for as long as a nonprofit
43 institution of higher education owns such property.

44 (c) The provisions of this part shall not apply to any property owned
45 by a state agency, as defined in section 4-67g, or a municipality, for as

46 long as such state agency or municipality owns such property. In lieu of
47 the requirements of this part, any state agency or municipality that
48 intends to erect or alter a building or structure within an historic district
49 shall submit to the historic district commission (1) any plans, elevations,
50 specifications and materials pertaining to such erection or alteration,
51 and (2) if such plan involves demolition or removal of a building or
52 structure, a statement of the proposed condition and appearance of such
53 property after such demolition or removal. Not later than sixty-five days
54 after such submission, the commission shall issue a nonbinding opinion
55 of the appropriateness of such erection or alteration, which may include
56 recommendations concerning the design, arrangement, texture,
57 material and similar features of such erection or alteration. If the
58 commission determines such erection or alteration is not appropriate,
59 such opinion shall include the bases for such determination.

60 Sec. 4. Section 10-416c of the general statutes is repealed and the
61 following is substituted in lieu thereof (*Effective July 1, 2026, and*
62 *applicable to taxable years commencing on or after January 1, 2027*):

63 (a) As used in this section, the following terms shall have the
64 following meanings unless the context clearly indicates another
65 meaning:

66 (1) "Officer" means the State Historic Preservation Officer designated
67 pursuant to 36 CFR 61.2;

68 (2) "Certified historic structure" means any property that: (A) Is listed
69 individually on the National or State Register of Historic Places, or (B)
70 is located in a district listed on the National or State Register of Historic
71 Places and has been certified by the officer as contributing to the historic
72 character of such district;

73 (3) "Certified rehabilitation" means any rehabilitation of a certified
74 historic structure for (A) residential use of five units or more, (B)
75 residential use of not less than two and not more than four units, where
76 such units are anticipated to produce income once the property is placed

77 in service, (C) mixed residential and nonresidential uses, or [(C)] (D)
78 nonresidential use consistent with the historic character of such
79 property or the district in which such property is located, as determined
80 by regulations adopted by the Department of Economic and
81 Community Development;

82 (4) "Owner" means any person, firm, limited liability company,
83 nonprofit or for-profit corporation or other business entity or
84 municipality that possesses title to an historic structure and that
85 undertakes the rehabilitation of such structure;

86 (5) "Placed in service" means the completion of substantial
87 rehabilitation work that would allow for occupancy of the entire
88 building or an identifiable portion of the building;

89 (6) "Qualified rehabilitation expenditures" means any costs incurred
90 for the physical construction involved in the rehabilitation of a certified
91 historic structure, excluding: (A) The owner's personal labor, (B) the cost
92 of a new addition, except as required to comply with any provision of
93 the State Building Code or the Fire Safety Code, and (C) any
94 nonconstruction cost such as architectural fees, legal fees and financing
95 fees;

96 (7) "Rehabilitation plan" means any narrative, construction plans and
97 specifications for the proposed rehabilitation of a certified historic
98 structure in sufficient detail for evaluation of compliance with the
99 Secretary of the Interior's Standards for Rehabilitation, as established in
100 36 CFR 67;

101 (8) "Substantial rehabilitation" or "substantially rehabilitate" means
102 the qualified rehabilitation expenditures of a certified historic structure
103 that exceed twenty-five per cent of the assessed value of such structure;

104 (9) "Affordable housing" has the same meaning as provided in section
105 8-39a; and

106 (10) "Project" means an undertaking involving rehabilitation work to
107 a certified historic structure and any attached or adjacent new
108 construction, associated demolition or improvements on the site that
109 may affect the historic character or significance of the certified historic
110 structure.

111 (b) (1) The Department of Economic and Community Development
112 shall administer a system of tax credit vouchers within the resources,
113 requirements and purposes of this section for owners rehabilitating
114 certified historic structures.

115 (2) The credit authorized by this section shall be available in the tax
116 year in which the substantially rehabilitated certified historic structure
117 is placed in service. In the case of projects completed in phases, the tax
118 credit shall be prorated to the substantially rehabilitated identifiable
119 portion of the building placed in service. If the tax credit is more than
120 the amount owed by the taxpayer for the year in which the substantially
121 rehabilitated certified historic structure is placed in service, the amount
122 that is more than the taxpayer's tax liability may be carried forward and
123 credited against the taxes imposed for the succeeding five years or until
124 the full credit is used, whichever occurs first.

125 (3) In the case of projects completed in phases, the Department of
126 Economic and Community Development may issue vouchers for the
127 substantially rehabilitated identifiable portion of the building placed in
128 service.

129 (4) If a credit is allowed under this section for rehabilitation of a
130 certified historic structure with multiple owners, such credit shall be
131 passed through to such owners, or persons designated as partners or
132 members of such owners, pro rata or pursuant to an agreement among
133 such owners, or persons designated as partners or members of such
134 owners, documenting an alternative distribution method without
135 regard to other tax or economic attributes of such owners.

136 (5) Any owner entitled to a credit under this section may sell, assign,

137 or otherwise transfer such credit, in whole or in part, to one or more
138 persons, as defined in section 12-1, provided any credit, after issuance,
139 may be sold, assigned or otherwise transferred, in whole or in part, not
140 more than three times. Such person shall be entitled to offset the tax
141 imposed under chapter 207, 208, 209, 210, 211 or 212 as if such transferee
142 had incurred the qualified rehabilitation expenditure.

143 (6) If a credit under this section is sold, assigned or otherwise
144 transferred, whether by the owner or any subsequent transferee, the
145 transferor and transferee shall jointly submit written notification of such
146 transfer to the Department of Economic and Community Development
147 not later than thirty days after such transfer. The notification after each
148 transfer shall include the credit voucher number, the date of transfer,
149 the amount of such credit transferred, the tax credit balance before and
150 after the transfer, the tax identification numbers for both the transferor
151 and the transferee, and any other information required by the
152 department. Failure to comply with this subsection shall result in a
153 disallowance of the tax credit until there is full compliance on the part
154 of the transferor and the transferee, and for a second or third transfer,
155 on the part of all subsequent transferors and transferees.

156 (7) The Department of Economic and Community Development shall
157 provide a list to the Commissioner of Revenue Services, on an annual
158 basis, detailing the credits that have been approved for the most recent
159 fiscal year and all sales, assignments and transfers thereof that were
160 made under this section for said year.

161 (c) The Department of Economic and Community Development may
162 adopt regulations, in accordance with chapter 54, to carry out the
163 purposes of this section. Such regulations shall include provisions for:
164 (1) The filing of applications, (2) the rating criteria for evaluating
165 applications, and (3) the timely approval of applications by the
166 department. The rating criteria for evaluating applications shall give
167 priority to applications of owners rehabilitating certified historic
168 structures located in federally designated opportunity zones.

169 (d) For the purpose of seeking a tax credit pursuant to subsection (b)
170 of this section, prior to beginning any rehabilitation work on a certified
171 historic structure, the owner shall submit to the officer (1) (A) a
172 rehabilitation plan for a determination of whether such rehabilitation
173 work meets the Secretary of the Interior's Standards for Rehabilitation,
174 as established in 36 CFR 67, and (B) if such rehabilitation work is
175 planned to be undertaken in phases, a complete description of each such
176 phase, with anticipated schedules for completion; (2) an estimate of the
177 qualified rehabilitation expenditures; and (3) for projects pursuant to
178 subparagraph (C) of subdivision [(3)] (1) of subsection (e) of this section,
179 (A) the number of units of affordable housing to be created, (B) the
180 proposed rents or sale prices of such units, and (C) the median income
181 for the municipality where the project is located. For projects under
182 subparagraph (C) of subdivision [(3)] (1) of subsection (e) of this section,
183 the owner shall submit a copy of data required under subdivision (3) of
184 this subsection to the Department of Housing.

185 (e) [(1) Except as provided in subdivision (2) of this subsection, if
186 the officer certifies that the rehabilitation plan conforms to the Secretary
187 of the Interior's Standards for Rehabilitation, as established in 36 CFR
188 67, the Department of Economic and Community Development shall
189 reserve for the benefit of the owner an allocation for a tax credit
190 equivalent to [(1)] (A) twenty-five per cent of the projected qualified
191 rehabilitation expenditures, [(2)] (B) thirty per cent of the projected
192 qualified rehabilitation expenditures if the certified historic structure is
193 located in a federally designated opportunity zone, or [(3)] (C) thirty per
194 cent of the projected qualified rehabilitation expenditures if [(A)] (i) at
195 least twenty per cent of the units are rental units and qualify as
196 affordable housing, or [(B)] (ii) at least ten per cent of the units are
197 individual homeownership units and qualify as affordable housing. No
198 tax credit shall be allocated for the purposes of subparagraph (C) of this
199 subdivision [(3) of this subsection] unless an applicant received a
200 certificate from the Commissioner of Housing pursuant to section 8-37lll
201 confirming that the project complies with the definition of affordable

202 housing under section 8-39a.

203 (2) The owner of any certified historic structure intended for
204 residential use and having not less than two and not more than four
205 units, where such units are anticipated to produce income once the
206 property is placed into service, shall not receive a reservation for a tax
207 credit pursuant to this subsection if such owner's projected qualified
208 rehabilitation expenditures are less than fifteen thousand dollars. No
209 such owner shall receive a reservation for a tax credit in excess of one
210 hundred thousand dollars.

211 (f) Following the completion of rehabilitation of a certified historic
212 structure in its entirety or in phases to an identifiable portion of the
213 building, any owner who seeks a tax credit pursuant to subsection (b) of
214 this section shall notify the officer that such rehabilitation is complete.
215 Such owner shall provide the officer with documentation of work
216 performed on the certified historic structure and shall submit
217 certification of the costs incurred in rehabilitating the certified historic
218 structure. The officer shall review such rehabilitation and verify its
219 compliance with the rehabilitation plan. Following such verification, the
220 Department of Economic and Community Development shall issue a tax
221 credit voucher to such owner or to the taxpayer named by such owner
222 as contributing to the rehabilitation. The tax credit voucher shall be in
223 an amount equivalent to the lesser of the tax credit reserved upon
224 certification of the rehabilitation plan under the provisions of subsection
225 (e) of this section or (1) twenty-five per cent of the actual qualified
226 rehabilitation expenditures, (2) thirty per cent of the projected qualified
227 rehabilitation expenditures if the certified historic structure is located in
228 a federally designated opportunity zone, or ~~[(2)]~~ (3) for projects
229 including affordable housing pursuant to subparagraph (C) of
230 subdivision [(3)] (1) of subsection (e) of this section, thirty per cent of the
231 actual qualified rehabilitation expenditures. In order to obtain a credit
232 against any state tax due that is specified in subsection (g) of this section,
233 the holder of the tax credit voucher shall file the voucher with the
234 holder's state tax return.

235 (g) The Commissioner of Revenue Services shall grant a tax credit to
236 a taxpayer holding the tax credit voucher issued in accordance with
237 subsections (b) to (i), inclusive, of this section against any tax due under
238 chapter 207, 208, 209, 210, 211 or 212 in the amount specified in the tax
239 credit voucher. Such taxpayer shall submit the voucher and the
240 corresponding tax return to the Department of Revenue Services.

241 (h) The Department of Economic and Community Development may
242 charge any owner seeking a tax credit pursuant to subsection (b) of this
243 section an application fee in an amount not to exceed ten thousand
244 dollars to (1) cover the cost of administering the program established
245 pursuant to this section, and (2) fund programs that advance historic
246 preservation in the state.

247 (i) The aggregate amount of all tax credits that may be reserved by
248 the Department of Economic and Community Development upon
249 certification of rehabilitation plans pursuant to subsections (b) to (h),
250 inclusive, of this section shall not exceed thirty-one million seven
251 hundred thousand dollars in any fiscal year, of which five million
252 dollars shall be reserved for projects relating to certified historic
253 structures intended for residential use and having not less than two and
254 not more than four units, where such units are anticipated to produce
255 income once the property is placed into service. No project may receive
256 tax credits in an amount exceeding four million five hundred thousand
257 dollars.

258 (j) On or before October 1, 2015, and annually thereafter, the
259 Department of Economic and Community Development shall report, in
260 accordance with section 11-4a, the total amount of tax credits reserved
261 for the previous fiscal year pursuant to subsections (b) to (i), inclusive,
262 of this section, to the joint standing committees of the General Assembly
263 having cognizance of matters relating to commerce and finance, revenue
264 and bonding. Each such report shall include the following information
265 for each project for which a tax credit has been reserved: (1) The total
266 project costs, (2) the value of the tax credit reservation pursuant to

267 subdivision (1) of subsection (e) of this section, (3) a statement whether
268 the reservation is for mixed-use and if so, the proportion of the project
269 that is not residential, and (4) the number of residential units to be
270 created, and, for reservations pursuant to subparagraph (C) of
271 subdivision [(3)] (1) of subsection (e) of this section, the value of the
272 reservation and percentage of residential units that will qualify as
273 affordable housing.

274 Sec. 5. Subsection (i) of section 2-150 of the 2026 supplement to the
275 general statutes is repealed and the following is substituted in lieu
276 thereof (*Effective October 1, 2026*):

277 (i) The commission shall have the following powers and duties: To
278 (1) issue reports and recommendations to all three branches of
279 government concerning historical questions of memorialization and
280 commemoration related to Connecticut and United States history, either
281 upon the request of any executive, legislative or judicial department,
282 board, commission or other agency of the state or upon its own
283 initiative, including, but not limited to, developing the process required
284 under subsection (j) of this section; (2) obtain from any executive,
285 legislative or judicial department, board, commission or other agency of
286 the state such assistance and data as necessary and available to carry out
287 the purposes of this section; (3) collaborate with the State Commission
288 on Capitol Preservation and Restoration on matters concerning the State
289 Capitol building and grounds; (4) accept any gift, donation or bequest
290 for the purpose of performing the duties described in this section; and
291 [(4)] (5) perform such other acts as may be necessary and appropriate to
292 carry out the duties described in this section.

293 Sec. 6. Section 22a-19a of the general statutes is repealed and the
294 following is substituted in lieu thereof (*Effective October 1, 2026*):

295 The provisions of sections 22a-15 to 22a-19, inclusive, shall be
296 applicable to the unreasonable destruction of historic structures and
297 landmarks of the state, which shall be those properties (1) listed or

298 under consideration for listing as individual units on the National
 299 Register of Historic Places, [(16 USC 470a, as amended) or] (2) which are
 300 a part of a district listed or under consideration for listing on said
 301 national register and which have been determined by the State Historic
 302 Preservation Review Board to contribute to the historic significance of
 303 such district, or (3) that have been determined by the State Historic
 304 Preservation Review Board to meet the criteria for listing on said
 305 national register, but have not been so listed. If the plaintiff in any such
 306 action cannot make a prima facie showing that the conduct of the
 307 defendant, acting alone or in combination with others, has or is likely
 308 unreasonably to destroy the public trust in such historic structures or
 309 landmarks, the court shall tax all costs for the action to the plaintiff.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	7-147e(a)
Sec. 2	<i>October 1, 2026</i>	7-147i
Sec. 3	<i>October 1, 2026</i>	7-147k
Sec. 4	<i>July 1, 2026, and applicable to taxable years commencing on or after January 1, 2027</i>	10-416c
Sec. 5	<i>October 1, 2026</i>	2-150(i)
Sec. 6	<i>October 1, 2026</i>	22a-19a

Statement of Purpose:

To make various changes to statutes concerning historic district commissions and historic preservation.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]