
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)