
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)