



House of Representatives

File No. 751

General Assembly

February Session, 2026

(Reprint of File No. 263)

Substitute House Bill No. 5394
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
April 30, 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 Section 8-270 of the general statutes is repealed and the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 in [areas] an area not generally less desirable with regard to public
16 utilities and public and commercial facilities, and reasonably accessible
17 to such displaced person's place of employment, [but not to] provided
18 no such payment shall exceed four thousand dollars, or (2) [the amount
19 necessary to enable such displaced person to] make a down payment,
20 including reasonable expenses incurred by such displaced person for
21 evidence of title, recording fees [,] and other closing costs incident to the
22 purchase of a decent, safe [,] and sanitary dwelling of standards
23 adequate to accommodate such person in [areas] an area not generally
24 less desirable with regard to public utilities and public and commercial
25 facilities, [but not to] provided no such payment shall exceed four
26 thousand dollars. [, except that if such amount exceeds two thousand
27 dollars, such] Any person [must equally] who receives a payment
28 pursuant to subdivision (2) of this subsection in excess of two thousand
29 dollars shall match any such amount in excess of two thousand dollars
30 in making [the downpayment, and provided, whenever] such down
31 payment.

32 (c) Whenever any tenant [in any] of a dwelling unit is displaced as
33 the result of the enforcement of any code to which this section is
34 applicable by any town, city or borough or agency thereof, the landlord
35 of such dwelling unit shall be liable for any payments made by such
36 town, city or borough pursuant to subsection (b) of this section or by the
37 state pursuant to subsection (b) of section 8-280, as amended by this act,
38 [and the] or section 8-271, as amended by this act in addition to
39 payments for emergency housing and temporary housing for a
40 displaced person. A town, city or borough or the state may place a lien
41 on any real property owned by such landlord to secure repayment to
42 the town, city or borough or the state of such payments, which lien shall
43 have the same priority as and shall be filed, enforced and discharged in
44 the same manner as a lien for municipal taxes under chapter 205.

45 [(b)] (d) Notwithstanding the provisions of this section, in the case of
46 displacement of a person on or after October 1, 2007, because of

47 acquisition of real property by a redevelopment agency pursuant to
48 section 8-128, a development agency pursuant to section 8-193, or an
49 implementing agency pursuant to section 32-224, pursuant to a
50 redevelopment plan approved under chapter 130 or a development plan
51 approved under chapter 132 or 588l, the agency shall make relocation
52 payments as provided under the federal Uniform Relocation Assistance
53 and Real Property Acquisition Policies Act of 1970, 42 USC 4601 et seq.
54 and any subsequent amendments thereto and regulations promulgated
55 thereunder if payments under said act and regulations would be greater
56 than payments under this section and sections 8-268 and 8-269.

57 Sec. 2. Subsection (b) of section 8-271 of the general statutes is
58 repealed and the following is substituted in lieu thereof (*Effective October*
59 *1, 2026*):

60 (b) Each relocation advisory assistance program required by
61 subsection (a) of this section shall include such measures, facilities, or
62 services as may be necessary or appropriate in order (1) to determine
63 the needs, if any, of displaced persons for relocation assistance; (2) to
64 provide current and continuing information on the availability, prices
65 and rentals, of comparable decent, safe and sanitary sales and rental
66 housing, and of comparable commercial properties and locations for
67 displaced businesses; (3) to assure that, within a reasonable period of
68 time, prior to displacement there will be available in areas not generally
69 less desirable in regard to public utilities and public and commercial
70 facilities and at rents or prices within the financial means of the families
71 and individuals displaced, decent, safe and sanitary dwellings, as
72 defined by the Commissioner of Transportation for transportation
73 projects and by the Commissioner of Housing for all other state agency
74 programs and projects, equal in number to the number of and available
75 to such displaced persons who require such dwellings and reasonably
76 accessible to their places of employment, except that the Commissioner
77 of Transportation for transportation projects and the Commissioner of
78 Housing for all other state agency programs and projects may prescribe
79 by regulation situations when such assurances may be waived; (4) to
80 assist a displaced person displaced from the person's business or farm

81 operation in obtaining and becoming established in a suitable
82 replacement location; (5) to supply information concerning federal and
83 state housing programs, disaster loan programs and other federal and
84 state programs offering assistance to displaced persons; (6) to provide
85 other advisory assistance services to displaced persons in order to
86 minimize hardship to such persons in adjusting to relocation, including
87 programs to provide emergency housing and temporary housing to
88 displaced persons.

89 Sec. 3. Section 8-280 of the general statutes is repealed and the
90 following is substituted in lieu thereof (*Effective October 1, 2026*):

91 (a) The state, acting by and in the discretion of the Commissioner of
92 Housing, may enter into a contract or agreement with a state agency to
93 provide state financial assistance to [such] the state agency in the form
94 of a grant-in-aid equal to two-thirds of the net cost of [carrying out] a
95 program [of] to provide relocation assistance pursuant to a relocation
96 plan [as provided under] prepared pursuant to section 8-281 and
97 approved by the commissioner. [Such] Any such grant-in-aid shall: (1)
98 Provide actual administration costs not to exceed one hundred dollars
99 for each dwelling unit and two hundred fifty dollars for each farm or
100 business, relocated in accordance with the provisions of this chapter; (2)
101 provide advance grants for relocation assistance paid pursuant to the
102 provisions of said section to persons, families, businesses and farm
103 operations and nonprofit organizations not otherwise entitled to
104 relocation assistance from any program of any other state agency or any
105 program of the federal government and who have not been reimbursed
106 for moving costs in a condemnation proceeding; and (3) include the cost
107 of the preparation of the relocation plan.

108 (b) The Commissioner of Housing shall not provide a grant-in-aid
109 pursuant to subsection (a) of this section to any town, city or borough
110 for the cost of [carrying out] a program [of] to provide relocation
111 assistance for persons displaced as the direct result of code enforcement
112 activities undertaken by a town, city or borough, unless such town, city
113 or borough agrees to (1) [places, pursuant to section 8-270,] place a lien

114 on all real property in such town, city or borough, [which] pursuant to
 115 section 8-270, as amended by this act, that is owned by the landlord of
 116 the persons who are displaced by such code enforcement activities, and
 117 (2) [assigns] assign to the state [the claim of] any claim that the town,
 118 city or borough may have against such landlord for the costs of [carrying
 119 out such program of] such relocation assistance not later than one year
 120 after the final payment to any person under such program. The Attorney
 121 General shall [be responsible for collecting] collect any such claim [and
 122 may carry out such responsibility] by (A) enforcing any such lien
 123 assigned to the state by the town, city or borough, (B) placing and
 124 enforcing a lien on any other real property owned by the landlord in the
 125 state, or (C) instituting civil proceedings in the Superior Court against
 126 such landlord. Two-thirds of all funds collected by the Attorney General
 127 from a landlord pursuant to this subsection shall be deposited in the
 128 General Fund and the remaining one-third of such funds shall be
 129 remitted to the town, city or borough [which] that brought code
 130 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>	8-271(b)
Sec. 3	<i>October 1, 2026</i>	8-280

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

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

Note: GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 27 \$	FY 28 \$
All Municipalities	Potential Revenue Gain	Minimal	Minimal
All Municipalities	Potential Cost	Minimal	Minimal

Explanation

The bill expands what municipalities must pay for when relocating individuals who are displaced for certain reasons to include hotel stays. This may result in a potential cost to municipalities beginning in FY 27 to the extent hotel stays are paid for, however, under existing law unchanged by the bill, the payments may not exceed \$4,000. To the extent municipalities would have already made payments that reached the cap this provision will not result in a fiscal impact.

The bill also requires a municipality to lien the property and assign such lien(s) after a period to qualify for a grant from the Department of Housing (DOH) that would cover a portion of the municipality's relocation costs.

The existing grant program is not currently operational; no grants dependent on the above requirements have been issued since at least 1986. If grants are issued, this will result in a cost to DOH for the grant, a revenue gain to the General Fund for grants recovered via lien enforcement, and a revenue gain to municipalities.

House "A" makes various technical and clarifying changes that do not alter the fiscal impact.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to actual relocation assistance payments made, actual grants issued by DOH, and the ability of the state to recover funds.

OLR Bill Analysis**sHB 5394 (as amended by House "A")******AN ACT CONCERNING THE UNIFORM RELOCATION ASSISTANCE ACT.*****SUMMARY**

Under the state's Uniform Relocation Assistance Act (URAA), municipalities and state agencies must pay to relocate people who are displaced due to, among other things, their code enforcement actions (like for health or building code violations). For displaced tenants, the bill adds that the payments may cover emergency and temporary housing. Under the bill, the tenant's landlord is responsible for repaying these costs, as they are for other tenant relocation assistance under existing law (such as rental assistance or a down payment).

Under existing law, the state may give a municipality a grant to cover part of its costs to relocate a tenant, in exchange for the municipality's right to repayment from the landlord. The bill modifies this process, allowing municipalities to receive a grant even if it has not yet taken certain legal steps.

The URAA also requires municipalities and state agencies to provide advisory assistance to displaced people. If the displaced person is a tenant, the bill makes the landlord responsible for paying for this assistance.

The bill also makes various minor, technical, and conforming changes.

*House Amendment "A" (1) allows payments for emergency and temporary housing, rather than hotels, and removes these payments from the \$4,000 cap that applies to certain other types of assistance and (2) adds the requirement that landlords pay for advisory assistance.

EFFECTIVE DATE: October 1, 2026

EMERGENCY AND TEMPORARY HOUSING COSTS

Existing law requires municipalities to pay up to \$4,000 toward a displaced tenant's rent (for up to four years) or downpayment on a home. The landlord must repay these relocation costs if tenants were displaced due to code enforcement and the municipality may put a lien on the landlord's real property (buildings and land) to secure repayment.

The bill makes landlords also responsible for a municipality's payments for emergency and temporary housing for displaced tenants (the \$4,000 cap does not apply to these payments).

State Grants for Municipal Relocation Costs

Existing law also allows the state to enter into a contract with a municipality under which it gives a grant for part of the municipality's tenant relocation costs in exchange for the municipality's related claims against the landlord. The bill allows the municipality to receive a grant if it (1) agrees to lien the landlord's property, even if it has not done so yet, and (2) assigns its claims to the state within one year after the last payment has been made for the relocated tenant.

ADVISORY ASSISTANCE

Under the URAA, state agencies and municipalities must provide an advisory assistance program to people who are displaced because the agency or municipality acquired their land and ordered them to vacate it or enforced health or building codes, among other things.

Existing law requires the program to provide services to minimize hardship for people adjusting to relocation. The bill (1) specifies this includes programs for emergency and temporary housing and (2) makes landlords responsible for paying for this and other assistance their tenants receive under the program.

Other advisory assistance available under existing law includes measures, facilities, or services to:

1. determine displaced people's relocation assistance needs;

2. give up-to-date information on housing available to rent or buy, including price, and the availability of commercial properties for displaced businesses;
3. assure people, before they are displaced, of the availability of decent, safe, and sanitary housing that is close to their workplace and not less desirable;
4. help people displaced from their businesses or farms to get established in a new place; and
5. give information on federal and state programs that help displaced people, including disaster loan programs.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 21 Nay 0 (03/13/2026)