



General Assembly

Amendment

February Session, 2026

LCO No. 6212



Offered by:
REP. LEMAR, 96th Dist.

To: Subst. House Bill No. 5224

File No. 185

Cal. No. 151

"AN ACT CONCERNING THE DEPARTMENT OF CONSUMER PROTECTION'S RECOMMENDATIONS REGARDING VARIOUS GUARANTY FUNDS."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Subparagraph (B) of subdivision (2) of subsection (a) of
4 section 12-705 of the 2026 supplement to the general statutes is repealed
5 and the following is substituted in lieu thereof (*Effective July 1, 2026*):

6 (B) (i) For the period commencing July 1, [2025] 2026, and ending
7 December 31, [2026] 2027, the withholding requirement for a lump sum
8 payment under clause (ii) of this subparagraph shall not apply, except
9 that if a payee has requested an amount to be withheld from such
10 distribution, the payer shall withhold such amount.

11 (ii) With respect to a lump sum distribution, if a payee does not make
12 a request to have an amount withheld from such distribution, the payer
13 shall withhold from the taxable portion of the distribution at the highest

14 marginal rate, except that no withholding shall be required if (I) any
15 portion of the lump sum distribution was previously subject to tax, or
16 (II) the lump sum distribution is a rollover that is effected as a direct
17 trustee-to-trustee transfer or as a direct rollover in the form of a check
18 made payable to another qualified account.

19 (iii) For purposes of this subparagraph, "lump sum distribution"
20 means a payment from a payer to a resident payee of an amount
21 exceeding fifty per cent of such resident payee's entire account balance
22 or more than five thousand dollars, whichever is less, exclusive of any
23 other tax withholding and any administrative charges and fees.

24 Sec. 2. Section 16-258d of the general statutes is repealed and the
25 following is substituted in lieu thereof (*Effective July 1, 2026*):

26 (a) As used in this section:

27 (1) "District heating system" means a thermal loop natural gas
28 demand reduction system that is located in a designated area and is
29 designed to capture an annual minimum of thirty million British
30 thermal units of waste heat and transmits and distributes at least
31 seventy-five per cent of such waste heat directly to the premises of end
32 use customers that are located in such system's service area.

33 (2) "Gas company" has the same meaning as provided in section 16-
34 1.

35 (b) After July 1, 2015, each gas company shall develop an incentive
36 program for district heating systems for the purpose of reducing natural
37 gas demand in the state. As part of the conservation and load
38 management plan, pursuant to section 16-245m, each gas company shall
39 submit such program plan for approval to the Energy Conservation
40 Management Board and the Department of Energy and Environmental
41 Protection. Said board and department have discretion to jointly
42 approve or disapprove such plan. Such program shall, on or after March
43 1, 2016, but not after June 30, 2026, or after the implementation of the
44 incentive program established pursuant to subsection (c) of this section,

45 whichever is sooner, provide an incentive payment to end use
46 customers who connect on or after March 1, 2016, to a district heating
47 system for heating purposes. Such incentive payment shall be based on
48 such customer's projected natural gas demand reduction for the period
49 of time that such customer commits to utilize the services of such
50 heating system. The projected natural gas demand reduction shall be
51 based on such customer's weather-adjusted historical usage data from
52 the previous three years. The amount of the incentive payment made to
53 such end use customer shall not exceed the incentive payment made for
54 equivalent natural gas demand reductions through the state's
55 conservation and load management plan, except for incentive payments
56 made pursuant to subsection (f) of this section.

57 (c) Not later than July 1, 2026, the Commissioner of Energy and
58 Environmental Protection shall, in consultation with the Energy
59 Conservation Management Board, develop and implement an incentive
60 program for end use customers who connect to a district heating system.
61 Any incentive made available through the program shall be calculated
62 based on the projected lifetime reduction in natural gas consumption
63 attributable to the district heating system using cost-effectiveness
64 methodologies that are consistent with the provisions of sections 16-
65 245m to 16-245o, inclusive, and any regulations adopted pursuant to
66 said sections.

67 ~~[(c)]~~ (d) An owner or operator of a district heating system may charge
68 each end use customer a connection charge up to an amount equal to
69 the incentive payment received by such end use customer.

70 ~~[(d)]~~ (e) The Public Utilities Regulatory Authority shall ensure that
71 the revenues required to fund such incentive payments made pursuant
72 to this section are provided through a fully reconciling conservation
73 adjustment mechanism, which shall not exceed more than nine million
74 dollars in total for the program established under this section, provided
75 (1) such revenues shall be in addition to the revenues authorized to fund
76 the Conservation and Load Management Plan pursuant to section 16-
77 245m, and (2) such revenues exceeding two million dollars required to

78 fund such incentive payments shall be paid over a period of not less
79 than two years. Such revenues shall only be collected from the gas
80 customers of the company in whose service area such district heating
81 system is located.

82 (f) Notwithstanding the provisions of subsection (e) of this section,
83 any district heating system that begins service on or after July 1, 2026,
84 shall be eligible for incentives based on such district heating system's
85 projected lifetime reduction in natural gas consumption. Such
86 incentives shall constitute a separate incentive class and shall not be
87 capped, offset, modified or limited based on any incentive methodology
88 applicable to any other conservation and load management measures.

89 Sec. 3. (*Effective from passage*) Section 252 of substitute senate bill 1 of
90 the current session, as amended by Senate Amendment Schedule "A",
91 shall take effect from its passage.

92 Sec. 4. (*Effective from passage*) Subdivision (1) of subsection (a) of
93 special act 14-12 is amended to read as follows:

94 (1) "District" means that certain real property, situated in the town of
95 Stratford, the county of Fairfield and the state of Connecticut, the Point
96 Stratford Infrastructure Improvement District, a body politic and
97 corporate, subject to sections 7-324 to 7-329, inclusive, of the general
98 statutes, except as otherwise provided in this section and consisting of
99 the area bounded and described as follows: [PARCEL 1: Beginning at an
100 iron pin found at the corner formed by the intersection of the
101 northeasterly right-of-way line of Main Street, a variable width
102 roadway, also known as Connecticut Route 113 and the southerly line
103 of property of lands now or formerly of AVCO Corporation. Said point
104 of Beginning having coordinates North 623,991.08 East 895,831.26 and
105 running thence from said point of Beginning the following several
106 courses: along the said lands of AVCO North 58°-57'-31" East for a
107 distance 708.00' to a point on the line of mean high water of the
108 Housatonic River as located on March 15, 2008; along the said mean high
109 water of the Housatonic River the following forty-five (45) courses:

110 thence South 07°-07'-47" West for a distance 54.82' to a point; thence
111 South 00°-58'-00" West for a distance of 105.46' to a point; thence South
112 14°-38'-00" West for a distance of 78.71' to a point; thence South 07°-37'-
113 06" West for a distance of 52.90' to a point; thence South 66°-50'-11" East
114 for a distance of 25.48' to a point; thence South 74°-57'-24" East for a
115 distance of 67.13' to a point; thence North 81°-38'-44" East for a distance
116 of 50.28' to a point; thence North 80°-20'-31" East for a distance of 47.25'
117 to a point; thence North 81°-00'-49" East for a distance of 81.33' to a point;
118 thence South 88°-38'-38" East for a distance of 102.76' to a point; thence
119 South 65°-15'-59" East for a distance of 65.98' to a point; thence South
120 48°-45'-42" East for a distance of 82.84' to a point; thence South 39°-55'-
121 47" East for a distance of 99.93' to a point; thence South 38°-48'-02" East
122 for a distance of 103.98' to a point; thence South 40°-56'-25" East for a
123 distance of 104.90' to a point; thence South 68°-02'-57" West for a distance
124 of 142.77' to a point; thence South 72°-19'-52" East for a distance of 180.88'
125 to a point; thence South 73°-00'-25" East for a distance of 152.62' to a
126 point; thence South 82°-02'-24" East for a distance 195.44' to a point;
127 thence North 31°-01'-29" East for a distance of 89.29' to a point; thence
128 North 33°-54'-44" East for a distance of 93.77' to a point; thence North
129 32°-28'-24" East for a distance of 150.78' to a point; thence North 35°-08'-
130 16" East for a distance of 156.23' to a point; thence North 32°-07'-10" East
131 for a distance of 132.35' to a point; thence North 37°-53'-18" East for a
132 distance of 150.41' to a point; thence South 84°-57'-26" East for a distance
133 of 74.85' to a point; thence South 44°-25'-02" East for a distance of 56.21'
134 to a point; thence South 43°-25'-54" West for a distance of 103.45' to a
135 point; thence South 41°-33'-07" West for a distance of 97.15' to a point;
136 thence South 37°-53'-51" West for a distance of 83.71' to a point; thence
137 South 31°-38'-56" West for a distance of 106.25' to a point; thence South
138 36°-29'-32" West for a distance of 104.13' to a point; thence South 35°-40'-
139 13" West for a distance of 102.78' to a point; thence South 30°-34'-37"
140 West for a distance of 93.59' to a point; thence South 21°-40'-25" West for
141 a distance of 41.66' to a point; thence South 16°-05'-41" East for a distance
142 of 73.36' to a point; thence South 63°-14'-58" East for a distance of 104.23'
143 to a point; thence South 67°-33'-47" East for a distance of 115.67' to a
144 point; thence North 88°-48'-09" East for a distance of 109.96' to a point;

145 thence North 83°-58'-36" East for a distance of 87.87' to a point; thence
146 South 82°-37'-41" East for a distance of 79.29' to a point; thence South
147 66°-40'-14" East for a distance of 51.52' to a point; thence South 60°-08'-
148 32" East for a distance of 55.12' to a point; thence North 80°-35'-12" East
149 for a distance of 85.21' to a point; thence North 73°-28'-08" East for a
150 distance of 41.25' to the lands now or formerly of Alice L. Sniffens;
151 thence along the said lands of Sniffens South 00°-16'-18" West for a
152 distance of 194.63' to a point and P.K. Nail Found on the Northerly line
153 of Sniffen Lane, 50' width; thence along said Sniffen Lane North 86°-14'-
154 22" West for a distance of 393.45' to a point, a Drill Hole found at an
155 angle point in the said Sniffen Lane line; thence crossing the existing
156 Sniffen Lane, (50' wide) South 18°-07'-01" East for a distance of 53.96' to
157 a point and Iron Pin Found on the Southerly line of Sniffen Lane; thence
158 South 40°-10'-22" East for a distance of 437.55' to a point; thence South
159 49°-49'-38" West for a distance of 233.16' to a point; thence South 20°-32'-
160 22" East for a distance of 27.70' to a point; thence North 61°-32'-42" East
161 for a distance of 67.63' to a point; thence South 89°-44'-13" East for a
162 distance of 39.20' to a point; thence South 70°-25'-28" East for a distance
163 of 37.95' to a point; thence South 20°-11'-30" West for a distance of 58.82'
164 to a point; thence South 42°-31'-38" East for a distance of 24.33' to a point;
165 thence South 59°-20'-33" East for a distance of 31.26' to a point; thence
166 South 04°-10'-54" East for a distance of 67.20' to a point; thence South
167 62°-00'-37" West for a distance of 328.81' to a point; thence South 26°-53'-
168 53" East for a distance of 114.18' to a point; thence North 89°-52'-26" East
169 for a distance of 210.43' to a point; thence South 49°-49'-38" West for a
170 distance of 790.00' to a point on the said easterly right-of-way line of
171 Main Street; thence along the said easterly right-of-way line of Main
172 Street North 52°-58'-22" West for a distance of 568.27' to a point; thence
173 still along the said easterly right-of-way line of Main Street North 44°-
174 56'-22" West for a distance of 296.88' to a point, at a Town of Stratford
175 Brass Monument at the corner formed by the intersection of the easterly
176 right-of-way line of Main Street, a variable width roadway, also known
177 as Connecticut Route 113 and the southerly line of Sniffen Lane (50'
178 Wide) and having coordinates North 622,306.37 East 897,171.93; thence
179 crossing existing Sniffen Lane North 44°-49'-21" West for a distance of

180 50.18' to a point, an X Cut Set at the corner formed by the intersection of
181 the said Sniffen Lane line and the Easterly line of Main Street, variable
182 width, also known as Connecticut Route 113 and having coordinates
183 North 622,341.96 East 897,136.56; thence along said Main Street North
184 44°-56'-22" West for a distance of 358.35' to a Rebar set; thence still along
185 Main Street line North 40°-09'-02" West for a distance of 504.76' to a
186 Rebar; thence still along Main Street line North 41°-04'-47" West for a
187 distance of 620.17' to a Concrete Connecticut Highway Department
188 (C.H.D.) Monument Found (poor condition); thence still along said
189 Main Street line North 35°-40'-47" West for a distance of 228.82' to a
190 point; thence still along said Main Street line North 29°-33'-17" West for
191 a distance of 104.35' to a T Cut; thence still along the said Main Street
192 line North 27°-05'-29" West for a distance of 231.58' to a point; thence
193 still along the said Main Street line North 25°-52'-39" West for a distance
194 of 65.98' to an Iron Pin found and to the point or place of the Beginning.
195 Parcel 1 contains an area of 3,256,596 square feet or 74.76 acres. PARCEL
196 2: Beginning at a concrete Connecticut Highway Department
197 Monument, found to be in fair condition, at the southerly line of lands
198 now or formerly of Timothy Ryan. Said point of Beginning having
199 coordinates North 622,895.12 East 896,543.86 also being located on the
200 westerly right-of-way line of Main Street, a variable width roadway,
201 also known as Connecticut Route 113, at a jog in the said right-of-way
202 line where the width changes from an approximate width of 60' to 65'
203 and running thence from said point of Beginning the following several
204 courses: along the said right-of-way line of said Main Street South 40°-
205 11'-51" East for a distance of 329.25 feet to a cross cut on the northerly
206 line of lands now or formerly of the City of Bridgeport; thence along the
207 said lands of the City of Bridgeport South 49°-48'-29" West for a distance
208 of 596.45 feet to a rebar on the easterly line of the lands now or formerly
209 of Bridgeport Airport; thence along the said easterly line of the lands
210 now or formerly of Bridgeport Airport North 28°-55'-11" West for a
211 distance of 218.22' to a rebar on the said southerly line of lands of Ryan;
212 thence along said lands of Ryan North 38°-03'-09" East for a distance of
213 565.63' to the point or place of Beginning. Parcel 2 contains an area of
214 154,989 square feet or 3.56 acres.]

215 Parcel 1 (Assessor Map 50.05, Block 1, Lots 1 and 3): All that certain
216 piece or parcel of land, together with the buildings and improvements
217 thereon, situated in the town of Stratford, county of Fairfield and state
218 of Connecticut, and bounded and described as follows: Beginning at an
219 iron pipe found at the corner formed by the intersection of the
220 northeasterly right-of-way line of Main Street, a variable width
221 roadway, also known as Connecticut Route 113 and the southerly line
222 of property of lands now or formerly of the town of Stratford: Thence
223 running along said lands now or formerly of the town of Stratford North
224 58° 58' 14" East for a distance 713 feet, more or less, to the mean high
225 water line of the Housatonic River (Elevation 3.15' NAVD 88 Datum as
226 located in October 2021), and passing over a point of tie-line located at
227 708.00 feet; thence running along the said mean high water line of the
228 Housatonic River, in a southerly and easterly direction, 1,819 feet, more
229 or less, to a point; thence continuing to run along the said mean high
230 water line of the Housatonic River, along a jetty of land extending into
231 the Housatonic River, in a generally northerly, easterly and southerly
232 direction, 1,757 feet, more or less, to a point; thence continuing to run
233 along the said mean high water line of the Housatonic River, in an
234 easterly direction, 719 feet, more or less, to a point, said point being
235 South 00° 16' 18" West 3.50 feet from a point of tie-line (said Housatonic
236 River boundary having an overall tie-line, provided for mathematical
237 closure, of South 66° 12' 50" East for a distance of 2,327.66 feet); thence
238 running along lands now or formerly MAM-TBD Sniffens LLC South
239 00° 16' 18" West for a distance of 221.5 feet, more or less, to a P.K. Nail
240 (now a hole in pavement) found on the northerly line of Sniffens Lane
241 (50 feet wide); thence running along said northerly line of Sniffens Lane
242 North 86° 14' 22" West for a distance of 393.45 feet to a Drill Hole found
243 at an angle point in said Sniffens Lane; thence running still along said
244 Sniffens Lane South 49° 49' 38" West for a distance of 1,358.18 feet to a
245 point at the intersection of said Sniffens Lane and the northeasterly line
246 of Main Street, variable width, also known as Connecticut Route 113;
247 thence running along said northeasterly line of Main Street North 44°
248 57' 31" West for a distance of 358.38 feet to an angle point; thence
249 running still along said northeasterly line of Main Street North 40° 10'

250 33" West for a distance of 504.68 feet to an angle point; thence running
251 still along said northeasterly line of Main Street North 41° 05' 56" West
252 for a distance of 620.26 feet to an angle point; thence running still along
253 said northeasterly line of Main Street North 35° 42' 37" West for a
254 distance of 228.78 feet to an angle point, and passing over a Connecticut
255 Highway Department Monument located at 225.14 feet; thence running
256 still along said northeasterly line of Main Street North 29° 09' 23" West
257 for a distance of 104.51 feet to an angle point, and passing over a mag
258 nail located at 33.0 feet; thence running still along the said northeasterly
259 line of Main Street North 27° 04' 32" West for a distance of 231.52 feet to
260 an angle point; thence running still along the said northeasterly line of
261 Main Street North 25° 51' 56" West for a distance of 65.98 feet to an iron
262 pipe found and the point and place of beginning. The above described
263 parcel does not include an "Excluded Area, Parcel 2 Block 1" which
264 contains an area of 2,500 square feet or 0.057 acres. The excluded area is
265 based on the record description contained in a deed to the Town of
266 Stratford recorded in Volume 195 Page 214. The above described Parcel
267 1 contains an area of 2,280,692 ± square feet or 52.35 ± acres.

268 Parcel 2 (Assessor Map 50.05, Block 2, Lot 4): All that certain piece or
269 parcel of land, together with the buildings and improvements thereon,
270 situated in the town of Stratford, county of Fairfield and state of
271 Connecticut, being more particularly bounded and described as follows:
272 Beginning at a point at the corner formed by the intersection of the
273 easterly right-of-way line of Main Street, a variable width roadway, also
274 known as Connecticut Route 113, and the southerly line of Sniffens Lane
275 (50' wide), thence running the following courses and distances: Thence
276 running along the said southerly right-of-way line of Sniffens Lane
277 North 49° 49' 38" East for a distance of 1,333.73 feet to a point on the
278 westerly line of lands now or formerly of Bremser Technologies, Inc.;
279 thence running South 40° 10' 22" East for a distance of 437.55 feet to a
280 point along said land of Bremser Technologies, Inc., and lands now or
281 formerly of Tompac Sniffens Lane, Inc., in part by each; thence running
282 the next eight (8) courses and distances along said land of Tompac
283 Sniffens Lane, Inc.: South 49° 49' 38" West for a distance of 233.16 feet to

284 a point; South 20° 32' 22" East for a distance of 27.71 feet to a point; North
285 61° 32' 42" East for a distance of 67.63 feet to a point; South 89° 44' 13"
286 East for a distance of 39.20 feet to a point; South 70° 25' 28" East for a
287 distance of 37.95 feet to a point; South 20° 11' 30" West for a distance of
288 58.82 feet to a point; South 42° 31' 38" East for a distance of 24.33 feet to
289 a point; South 59° 20' 33" East for a distance of 31.26 feet to a point on
290 the westerly line of lands now or formerly of the City of Bridgeport;
291 thence running the next five (5) courses and distances along said land of
292 the City of Bridgeport: South 04° 10' 54" East for a distance of 67.20 feet
293 to a point; South 62° 00' 37" West for a distance of 328.81 feet to a point;
294 South 26° 53' 37" East for a distance of 114.18 feet to a point; North 89°
295 52' 26" East for a distance of 210.43 feet to a point; South 49° 49' 38" West
296 for a distance of 544.04 feet to a point on the said easterly right-of-way
297 line of Main Street; thence running the next six (6) courses and distances
298 along said easterly right-of-way line of Main Street: North 85° 26' 41"
299 West for a distance of 228.55 feet to a point; along a curve to the right
300 having a radius of 650.00 feet, an arc length of 363.32 feet, a central angle
301 of 32° 01' 31", a chord bearing of North 69° 25' 53" West, and a chord
302 distance of 358.60 feet to a point; along a curve to the right having a
303 radius of 850.00 feet, an arc length of 129.94 feet, a central angle of 8° 45'
304 32", a chord bearing of North 49° 02' 29" West, and a chord distance of
305 129.81 feet to a point; North 44° 39' 37" West for a distance of 12.42 feet
306 to a point; South 45° 03' 38" West for a distance of 18.05 feet to a point;
307 North 44° 57' 31" West for a distance of 237.99 feet to the point and place
308 of Beginning. The above described parcel contains an area of 893,876
309 square feet or 20.52 acres.

310 Parcel 3 (Assessor Map 50.05, Block 3, Lot 1): All that certain piece or
311 parcel of land, together with the buildings and improvements thereon,
312 situated in the town of Stratford, county of Fairfield and state of
313 Connecticut, being more particularly bounded and described as follows:
314 Beginning at a concrete Connecticut Highway Department Monument
315 located on the westerly right-of-way line of Main Street, a variable width
316 roadway, also known as Connecticut Route 113, at a jog in the said right-
317 of-way line where the width changes from an approximate width of 60

318 feet to 65 feet, said point being at the division line of land now or
 319 formerly of Gian Real Estate Co., and land now or formerly the United
 320 States of America, said point being the northerly corner of the property
 321 herein described; thence running along the said right-of-way line of
 322 Main Street South 40° 10' 44" East for a distance of 329.25 feet to a point
 323 on the northerly line of lands now or formerly of the City of Bridgeport;
 324 thence running along said lands now or formerly of the City of
 325 Bridgeport South 49° 49' 36" West for a distance of 596.45 feet to a rebar
 326 on the easterly line of lands now or formerly of 125 Access Road, LLC.;
 327 thence running along said easterly line of lands now or formerly of 125
 328 Access Road, LLC., North 28° 54' 04" West for a distance of 218.22 feet
 329 to a rebar on the said southerly line of lands now or formerly of said
 330 Gian Real Estate, Co.; thence running along said lands now or formerly
 331 of Gian Real Estate, Co., North 38° 04' 16" East for a distance of 565.63
 332 feet to the point or place of Beginning. The above described parcel
 333 contains an area of 154,989 square feet or 3.558 acres.

334 The project boundaries shall also include any off-site locations
 335 mandated by any agency, authority or other governmental entity for
 336 improvements associated with the project."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2026</i>	12-705(a)(2)(B)
Sec. 2	<i>July 1, 2026</i>	16-258d
Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	New section