



General Assembly

**Substitute Bill No. 6**

February Session, 2024



**AN ACT CONCERNING HOUSING.**

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

1 Section 1. (NEW) (*Effective October 1, 2024*) As used in this section and  
2 sections 2 to 4, inclusive, of this act:

3 (1) "Commissioner" means the Commissioner of Economic and  
4 Community Development;

5 (2) "Dwelling unit" has the same meaning as provided in section 47a-  
6 1 of the general statutes;

7 (3) "Housing authority" means a public body corporate and politic  
8 created pursuant to section 8-40 of the general statutes, as amended by  
9 this act, or any state entity providing funds for affordable housing or  
10 administering an affordable housing program;

11 (4) "Housing authority development" means a development that is,  
12 in whole or in part, owned, acquired, or developed by a housing  
13 authority;

14 (5) "Housing Growth Fund" or "fund" means the Housing Growth  
15 Fund established pursuant to section 2 of this act;

16 (6) "Housing growth score" means the sum of a municipality's total

17 points calculated by the commissioner pursuant to section 3 of this act;

18 (7) "Mixed-income development" means a development in which  
19 some, but not all, dwelling units are sold or rented at prices at or below  
20 what would qualify as affordable housing, as defined in section 8-39a of  
21 the general statutes;

22 (8) "Mixed-use development" means a development containing one  
23 or more multifamily or single-family dwelling units and one or more  
24 commercial, public, institutional, retail, office or industrial uses;

25 (9) "Multifamily housing" means a building that contains two or more  
26 dwelling units, as defined in section 47a-1 of the general statutes;

27 (10) "Municipality" has the same meaning as provided in subsection  
28 (a) of section 7-148 of the general statutes;

29 (11) "Set-aside development" has the same meaning as provided in  
30 section 8-30g of the general statutes;

31 (12) "Total state-wide housing growth score" means the sum of the  
32 housing growth scores of all municipalities pursuant to section 3 of this  
33 act; and

34 (13) "Transit", "transit facility" and "transit-oriented development"  
35 have the same meanings as provided in section 7-339cc of the general  
36 statutes.

37 Sec. 2. (NEW) (*Effective October 1, 2024*) (a) There is established the  
38 Housing Growth Fund, which shall be developed and administered by  
39 the Commissioner of Economic and Community Development. The  
40 purpose of the fund shall be to provide grants to eligible municipalities  
41 in accordance with section 4 of this act for purposes of (1) increasing the  
42 availability of affordable housing, as defined in section 8-39a of the  
43 general statutes, (2) promoting the production of housing that is  
44 affordable to families of low and moderate income, as defined in section  
45 8-39 of the general statutes, as amended by this act, and (3) maximizing

46 the amount of residential, commercial and leisure space within walking  
47 distance of transit facilities.

48 (b) The commissioner shall, within available appropriations, allocate  
49 fifty million dollars to the Housing Growth Fund on an annual basis.

50 Sec. 3. (NEW) (*Effective October 1, 2024*) (a) On or before March 1, 2025,  
51 and annually thereafter on or before March first, the Commissioner of  
52 Economic and Community Development shall calculate a housing  
53 growth score for each municipality in the state based on the number of  
54 dwelling units approved for construction within each municipality  
55 during the preceding fiscal year. The annual housing growth score for  
56 each municipality shall be posted on the Internet web site of the  
57 Department of Economic and Community Development.

58 (b) On or before December 1, 2024, and annually thereafter on or  
59 before December first, each municipality shall provide the  
60 commissioner any documentation deemed necessary by the  
61 commissioner for the calculation of such municipality's housing growth  
62 score. Any municipality that fails to submit such necessary information  
63 to the commissioner by December first shall be ineligible to receive any  
64 grant funding pursuant to section 4 of this act.

65 (c) The following point values shall be assigned by the commissioner  
66 to compute a municipality's housing growth score based on each  
67 dwelling unit approved for construction by the municipality during the  
68 preceding fiscal year:

69 (1) For each dwelling unit located in the municipality, one point shall  
70 be awarded;

71 (2) For each dwelling unit located within a mixed-used development;  
72 one and one-half points shall be awarded;

73 (3) For each dwelling unit located within a mixed-income  
74 development, one and one-half points shall be awarded;

75 (4) For each dwelling unit located within a transit-oriented  
76 development, two points shall be awarded;

77 (5) For each dwelling unit located within multifamily housing, two  
78 points shall be awarded;

79 (6) For each dwelling unit located within a housing authority  
80 development, two points shall be awarded;

81 (7) Except as provided in subsection (d) of this section, for each  
82 dwelling unit located within a set-aside development, three points shall  
83 be awarded; and

84 (8) For each dwelling unit that is or will be sold or rented at, or below,  
85 a cost in rent or mortgage payments equivalent to not more than thirty  
86 per cent of the annual income of individuals and families earning thirty  
87 per cent of the median income of the state, three points shall be awarded.

88 (d) The commissioner shall not assess a point value to a dwelling unit  
89 located within an affordable housing development, as defined in  
90 subsection (a) of section 8-30g of the general statutes, if such  
91 development was completed pursuant to a successful appeal of a denial  
92 of an affordable housing application in the Superior Court pursuant to  
93 section 8-30g of the general statutes.

94 (e) The commissioner shall calculate the sum total of each housing  
95 growth score determined for each municipality to determine the total  
96 state-wide housing growth score.

97 (f) The commissioner may request, inspect and audit any reports,  
98 books, records and any other financial or project-related information  
99 necessary for the calculation of a municipality's housing growth score  
100 as set forth in this section.

101 Sec. 4. (NEW) (*Effective October 1, 2024*) (a) On or before June 1, 2025,  
102 and annually thereafter on or before June first, the Commissioner of  
103 Economic and Community Development shall award a grant from the

104 Housing Growth Fund to any municipality eligible for such grant  
105 pursuant to this section. The commissioner shall divide the eligible  
106 municipality's housing growth score by the total state-wide housing  
107 growth score and use the resulting percentage to determine each  
108 municipality's percentage of the annual available funds in the Housing  
109 Growth Fund for a grant.

110 (b) To be eligible for a grant under this section, a municipality shall  
111 submit to the commissioner any documentation required by the  
112 commissioner pursuant to subsection (b) of section 3 of this act, and (1)  
113 (A) shall have approved during the preceding fiscal year not less than  
114 two per cent of the total housing permits that were approved in the state  
115 as a whole, or (B) have a poverty rate that is above the state's poverty  
116 rate, as determined by the most recent federal decennial census; (2) shall  
117 have approved during the preceding fiscal year not less than triple the  
118 number of new housing permits as the number of demolition permits in  
119 the municipality; and (3) shall have approved during the preceding  
120 fiscal year not less than ten per cent of housing permits in the  
121 municipality for dwelling units that will be sold or rented at, or below,  
122 a cost in rent or mortgage payments equivalent to not more than thirty  
123 per cent of the annual income of individuals and families earning thirty  
124 per cent of the median income of the state.

125 (c) The commissioner may adopt regulations in accordance with the  
126 provisions of chapter 54 of the general statutes to carry out the purposes  
127 of this section, and any such regulations shall be posted on the Internet  
128 web site of the Department of Economic and Community Development.

129 Sec. 5. (NEW) (*Effective July 1, 2024, and applicable to taxable years*  
130 *commencing on and after July 1, 2024*) (a) As used in this section:

131 (1) "Affordable housing" has the same meaning as provided in section  
132 8-39a of the general statutes;

133 (2) "Commercial building" means a structure primarily designed or  
134 used for nonresidential purposes, including, but not limited to, hotels,

135 retail space or office space. "Commercial building" does not include an  
136 industrial building;

137 (3) "Conversion plan" means any construction plan and specifications  
138 for the proposed conversion of a commercial building into a residential  
139 development that contains sufficient detail to enable the commissioner  
140 to evaluate compliance with the standards developed under the  
141 provisions of subsections (c) and (k) of this section;

142 (4) "Dwelling unit" has the same meaning as provided in section 47a-  
143 1 of the general statutes;

144 (5) "Industrial building" means a structure that is used primarily for  
145 industrial activity and that is generally not open to the public, including  
146 but not limited to, warehouses, factories and storage facilities;

147 (6) "Nonprofit corporation" means a nonprofit corporation  
148 incorporated pursuant to chapter 602 of the general statutes or any  
149 predecessor statutes thereto, and having as one of its purposes the  
150 construction, conversion, ownership or operation of housing;

151 (7) "Owner" means (A) any taxpayer filing a state of Connecticut tax  
152 return who possesses title to a commercial building, or prospective title  
153 in the form of a purchase agreement or option to purchase a commercial  
154 building to be converted into a residential development, or (B) a  
155 nonprofit corporation that possesses such title or prospective title;

156 (8) "Qualified conversion expenditure" means any cost incurred for  
157 the physical construction involved in the conversion of a commercial  
158 building into a residential development. "Qualified conversion  
159 expenditure" does not include: (A) The owner's personal labor, (B) the  
160 cost of site improvements, unless to provide building access to persons  
161 with disabilities, (C) the cost of a new addition, except as may be  
162 required to comply with any provision of the State Building Code or the  
163 State Fire Safety Code, (D) any cost associated with the conversion of an  
164 outbuilding, unless such building shall contain one or more dwelling  
165 units, and (E) any nonconstruction cost such as architectural fees, legal

166 fees and financing fees; and

167 (9) "Residential development" means a structure or structures that  
168 contain one or more dwelling units.

169 (b) Not later than January 1, 2025, the Commissioner of Housing shall  
170 establish a program to administer a system of tax credit vouchers within  
171 the resources, requirements and purposes of this section for owners  
172 converting commercial buildings into residential developments or  
173 taxpayers making qualified conversion expenditures. Any owner  
174 eligible to apply for a tax credit voucher pursuant to this section shall be  
175 eligible for such voucher in an amount equal to ten per cent of the total  
176 qualified conversion expenditure.

177 (c) Not later than January 1, 2025, the commissioner shall develop  
178 standards for the approval of tax credit vouchers for the conversion of  
179 commercial buildings into residential developments for which a tax  
180 credit voucher is sought. Any such standards shall take into account  
181 whether such conversion will create or preserve units for affordable  
182 housing.

183 (d) Prior to beginning any conversion work on a commercial building  
184 for which an owner will seek a tax credit voucher under this section,  
185 such owner shall submit to the commissioner (1) a conversion plan for  
186 a determination of whether such conversion plan meets any standards  
187 developed under the provisions of subsections (c) and (k) of this section,  
188 (2) an estimate of the qualified conversion expenditures made, and (3)  
189 any other information prescribed by the commissioner. Not later than  
190 sixty days after receipt of such plan, estimate and other information, the  
191 commissioner shall determine whether such plan conforms to the  
192 standards developed under the provisions of subsections (c) and (k) of  
193 this section.

194 (e) If the commissioner certifies that the conversion plan conforms to  
195 the standards developed under the provisions of subsections (c) and (k)  
196 of this section, the commissioner shall reserve for the benefit of the

197 owner an allocation for a tax credit equivalent to ten per cent of the  
198 projected qualified conversion expenditures.

199 (f) Following the completion of the conversion of a commercial  
200 building into a residential development, the owner shall notify the  
201 commissioner that such conversion has been completed. The owner  
202 shall provide the commissioner with documentation of work performed  
203 on the commercial building and shall certify the cost incurred in  
204 converting such building into a residential development. The  
205 commissioner shall review such conversion work and verify its  
206 compliance with the conversion plan. Following such verification, the  
207 commissioner shall issue a tax credit voucher to either the owner  
208 converting the commercial building or to the taxpayer named by the  
209 owner as contributing to the conversion. The tax credit voucher shall be  
210 in an amount equivalent to the lesser of (1) the tax credit reserved upon  
211 certification of the conversion plan under the provisions of subsection  
212 (e) of this section, or (2) ten per cent of the actual qualified conversion  
213 expenditures. In order to obtain a credit against any state tax due that is  
214 specified in subsection (h) of this section, the holder of the tax credit  
215 voucher shall file the voucher with the holder's state tax return.

216 (g) The owner of a commercial building converted into a residential  
217 development shall not be eligible for a tax credit voucher under  
218 subsections (f) and (h) of this section, unless the owner incurs qualified  
219 conversion expenditures exceeding fifteen thousand dollars.

220 (h) (1) The Commissioner of Revenue Services shall grant a credit  
221 against the tax imposed under chapter 229 or 208a of the general  
222 statutes, as applicable, in accordance with the following:

223 (A) (i) For a taxpayer described under subparagraph (A) of  
224 subdivision (7) of subsection (a) of this section holding a tax credit  
225 voucher issued on or after January 1, 2025, under subsections (b) to (g),  
226 inclusive, of this section, against the tax imposed under chapter 229 of  
227 the general statutes in the amount specified in the tax credit voucher.



228 (ii) If the amount of the tax credit voucher exceeds the taxpayer's  
229 liability for the tax imposed under chapter 229 of the general statutes,  
230 the Commissioner of Revenue Services shall treat such excess as an  
231 overpayment and, except as provided under section 12-739 or 12-742 of  
232 the general statutes, shall refund the amount of such excess, without  
233 interest, to the taxpayer; and

234 (B) (i) For an owner that is a nonprofit corporation holding a tax credit  
235 voucher issued on or after January 1, 2025, under subsections (b) to (g),  
236 inclusive, of this section, against the tax due under chapter 208a of the  
237 general statutes in the amount specified in the tax credit voucher.

238 (ii) Any unused portion of such credit under this subparagraph may  
239 be carried forward to any or all of the four income years following the  
240 year in which the tax credit voucher is issued.

241 (2) The Commissioner of Housing shall provide a copy of the voucher  
242 to the Commissioner of Revenue Services, upon the request of the  
243 Commissioner of Revenue Services.

244 (i) A credit issued under this section shall not exceed thirty thousand  
245 dollars per dwelling unit for a commercial building converted into a  
246 residential development for an owner that is not a nonprofit  
247 corporation, or not exceeding fifty thousand dollars per such dwelling  
248 unit for an owner that is a nonprofit corporation.

249 (j) The aggregate amount of all tax credits that may be reserved by  
250 the Commissioner of Housing upon certification of conversion plans  
251 under the provisions of subsections (b) to (d), inclusive, of this section  
252 shall not exceed three million dollars in any one fiscal year.

253 (k) The Commissioner of Housing may, in consultation with the  
254 Commissioner of Revenue Services, adopt regulations in accordance  
255 with the provisions of chapter 54 of the general statutes to carry out the  
256 purposes of this section.

257 Sec. 6. Section 12-494 of the 2024 supplement to the general statutes

258 is repealed and the following is substituted in lieu thereof (*Effective*  
259 *October 1, 2024, and applicable to conveyances occurring on or after said date*):

260 (a) There is imposed a tax on each deed, instrument or writing,  
261 whereby any lands, tenements or other realty is granted, assigned,  
262 transferred or otherwise conveyed to, or vested in, the purchaser, or any  
263 other person by such purchaser's direction, when the consideration for  
264 the interest or property conveyed equals or exceeds two thousand  
265 dollars:

266 (1) Subject to the provisions of [subsection (b)] subsections (b) and (c)  
267 of this section, at the rate of three-quarters of one per cent of the  
268 consideration for the interest in real property conveyed by such deed,  
269 instrument or writing, the revenue from which shall be remitted by the  
270 town clerk of the municipality in which such tax is paid, not later than  
271 ten days following receipt thereof, to the Commissioner of Revenue  
272 Services for deposit to the credit of the state General Fund; and

273 (2) At the rate of one-fourth of one per cent of the consideration for  
274 the interest in real property conveyed by such deed, instrument or  
275 writing, provided the amount imposed under this subdivision shall  
276 become part of the general revenue of the municipality in accordance  
277 with section 12-499.

278 (b) The rate of tax imposed under subdivision (1) of subsection (a) of  
279 this section shall, in lieu of the rate under said subdivision (1), be  
280 imposed on certain conveyances as follows:

281 (1) In the case of any conveyance of real property which at the time  
282 of such conveyance is used for any purpose other than residential use,  
283 except unimproved land, the tax under said subdivision (1) shall be  
284 imposed at the rate of one and one-quarter per cent of the consideration  
285 for the interest in real property conveyed. For the purposes of this  
286 subdivision, "unimproved land" includes land designated as farm,  
287 forest or open space land;

288 (2) [In] Except as provided in subsection (c) of this section, in the case

289 of any conveyance to a purchaser who is an individual and in which the  
290 real property conveyed is [a] residential real estate, including a primary  
291 dwelling and any auxiliary housing or structures, regardless of the  
292 number of deeds, instruments or writings used to convey such  
293 residential real estate, for which the consideration or aggregate  
294 consideration, as the case may be, in such conveyance is eight hundred  
295 thousand dollars or more, the tax under said subdivision (1) shall be  
296 imposed:

297 (A) At the rate of three-quarters of one per cent on that portion of  
298 such consideration up to and including the amount of eight hundred  
299 thousand dollars;

300 (B) Prior to July 1, 2020, at the rate of one and one-quarter per cent on  
301 that portion of such consideration in excess of eight hundred thousand  
302 dollars; and

303 (C) On and after July 1, 2020, (i) at the rate of one and one-quarter per  
304 cent on that portion of such consideration in excess of eight hundred  
305 thousand dollars up to and including the amount of two million five  
306 hundred thousand dollars, and (ii) at the rate of two and one-quarter  
307 per cent on that portion of such consideration in excess of two million  
308 five hundred thousand dollars; and

309 (3) In the case of any conveyance in which real property on which  
310 mortgage payments have been delinquent for not less than six months  
311 is conveyed to a financial institution or its subsidiary that holds such a  
312 delinquent mortgage on such property, the tax under said subdivision  
313 (1) shall be imposed at the rate of three-quarters of one per cent of the  
314 consideration for the interest in real property conveyed. [For the  
315 purposes of subdivision (1) of this subsection, "unimproved land"  
316 includes land designated as farm, forest or open space land.]

317 (c) On and after October 1, 2024, in the case of any conveyance of real  
318 property that is residential real estate to a purchaser that is not an  
319 individual, regardless of the number of deeds, instruments or writings

320 used to convey such residential real estate, in lieu of the rate under  
321 subdivision (1) of subsection (a) of this section or subdivision (2) of  
322 subsection (b) of this section, the rate of tax imposed on such purchaser  
323 of real property shall be:

324 (1) At the rate of one and three-quarters per cent on that portion of  
325 such consideration up to and including the amount of eight hundred  
326 thousand dollars; and

327 (2) At the rate of two and one-quarter per cent on that portion of such  
328 consideration in excess of eight hundred thousand dollars.

329 ~~[(c)]~~ (d) In addition to the tax imposed under subsection (a) of this  
330 section, any targeted investment community, as defined in section 32-  
331 222, or any municipality in which properties designated as  
332 manufacturing plants under section 32-75c are located, may, on or after  
333 March 15, 2003, impose an additional tax on each deed, instrument or  
334 writing, whereby any lands, tenements or other realty is granted,  
335 assigned, transferred or otherwise conveyed to, or vested in, the  
336 purchaser, or any other person by such purchaser's direction, when the  
337 consideration for the interest or property conveyed equals or exceeds  
338 two thousand dollars, which additional tax shall be at a rate of up to  
339 one-fourth of one per cent of the consideration for the interest in real  
340 property conveyed by such deed, instrument or writing. The revenue  
341 from such additional tax shall become part of the general revenue of the  
342 municipality in accordance with section 12-499.

343 ~~[(d)]~~ (e) On and after July 1, 2025, the Comptroller shall transfer from  
344 the General Fund to the Housing Trust Fund established under section  
345 8-3360, any revenue received by the state each fiscal year in excess of  
346 three hundred million dollars from the tax imposed under subdivision  
347 (1) of subsection (a) and subsections (b) ~~[and (c)]~~ to (d), inclusive, of this  
348 section. On and after July 1, 2026, the threshold amount in this  
349 subsection shall be adjusted annually by the percentage increase in  
350 inflation. As used in this subdivision, "increase in inflation" means the  
351 increase in the consumer price index for all urban consumers during the

352 preceding calendar year, calculated on a December over December  
353 basis, using data reported by the United States Bureau of Labor  
354 Statistics.

355 Sec. 7. Subdivision (1) of section 12-408 of the 2024 supplement to the  
356 general statutes is repealed and the following is substituted in lieu  
357 thereof (*Effective July 1, 2024, and applicable to sales occurring on or after*  
358 *July 1, 2024*):

359 (1) (A) For the privilege of making any sales, as defined in  
360 subdivision (2) of subsection (a) of section 12-407, at retail, in this state  
361 for a consideration, a tax is hereby imposed on all retailers at the rate of  
362 six and thirty-five-hundredths per cent of the gross receipts of any  
363 retailer from the sale of all tangible personal property sold at retail or  
364 from the rendering of any services constituting a sale in accordance with  
365 subdivision (2) of subsection (a) of section 12-407, except, in lieu of said  
366 rate, the rates provided in subparagraphs (B) to [(I)] (J), inclusive, of this  
367 subdivision;

368 (B) (i) At a rate of fifteen per cent with respect to each transfer of  
369 occupancy, from the total amount of rent received by a hotel or lodging  
370 house for the first period not exceeding thirty consecutive calendar  
371 days;

372 (ii) At a rate of eleven per cent with respect to each transfer of  
373 occupancy, from the total amount of rent received by a bed and  
374 breakfast establishment for the first period not exceeding thirty  
375 consecutive calendar days;

376 (C) With respect to the sale of a motor vehicle to any individual who  
377 is a member of the armed forces of the United States and is on full-time  
378 active duty in Connecticut and who is considered, under 50 App USC  
379 574, a resident of another state, or to any such individual and the spouse  
380 thereof, at a rate of four and one-half per cent of the gross receipts of any  
381 retailer from such sales, provided such retailer requires and maintains a  
382 declaration by such individual, prescribed as to form by the

383 commissioner and bearing notice to the effect that false statements made  
384 in such declaration are punishable, or other evidence, satisfactory to the  
385 commissioner, concerning the purchaser's state of residence under 50  
386 App USC 574;

387 (D) (i) With respect to the sales of computer and data processing  
388 services occurring on or after July 1, 2001, at the rate of one per cent, and  
389 (ii) with respect to sales of Internet access services, on and after July 1,  
390 2001, such services shall be exempt from such tax;

391 (E) (i) With respect to the sales of labor that is otherwise taxable under  
392 subparagraph (C) or (G) of subdivision (2) of subsection (a) of section  
393 12-407 on existing vessels and repair or maintenance services on vessels  
394 occurring on and after July 1, 1999, such services shall be exempt from  
395 such tax;

396 (ii) With respect to the sale of a vessel, a motor for a vessel or a trailer  
397 used for transporting a vessel, at the rate of two and ninety-nine-  
398 hundredths per cent, except that the sale of a vessel shall be exempt from  
399 such tax if such vessel is docked in this state for sixty or fewer days in a  
400 calendar year;

401 (iii) With respect to the sale of dyed diesel fuel, as defined in  
402 subsection (d) of section 12-487, sold by a marine fuel dock exclusively  
403 for marine purposes, at the rate of two and ninety-nine-hundredths per  
404 cent;

405 (F) With respect to patient care services for which payment is  
406 received by the hospital on or after July 1, 1999, and prior to July 1, 2001,  
407 at the rate of five and three-fourths per cent and on and after July 1, 2001,  
408 such services shall be exempt from such tax;

409 (G) With respect to the rental or leasing of a passenger motor vehicle  
410 for a period of thirty consecutive calendar days or less, at a rate of nine  
411 and thirty-five-hundredths per cent;

412 (H) With respect to the sale of (i) a motor vehicle for a sales price

413 exceeding fifty thousand dollars, at a rate of seven and three-fourths per  
414 cent on the entire sales price, (ii) jewelry, whether real or imitation, for  
415 a sales price exceeding five thousand dollars, at a rate of seven and  
416 three-fourths per cent on the entire sales price, and (iii) an article of  
417 clothing or footwear intended to be worn on or about the human body,  
418 a handbag, luggage, umbrella, wallet or watch for a sales price  
419 exceeding one thousand dollars, at a rate of seven and three-fourths per  
420 cent on the entire sales price. For purposes of this subparagraph, "motor  
421 vehicle" has the meaning provided in section 14-1, but does not include  
422 a motor vehicle subject to the provisions of subparagraph (C) of this  
423 subdivision, a motor vehicle having a gross vehicle weight rating over  
424 twelve thousand five hundred pounds, or a motor vehicle having a  
425 gross vehicle weight rating of twelve thousand five hundred pounds or  
426 less that is not used for private passenger purposes, but is designed or  
427 used to transport merchandise, freight or persons in connection with  
428 any business enterprise and issued a commercial registration or more  
429 specific type of registration by the Department of Motor Vehicles;

430 (I) With respect to the sale of meals, as defined in subdivision (13) of  
431 section 12-412, sold by an eating establishment, caterer or grocery store;  
432 and spirituous, malt or vinous liquors, soft drinks, sodas or beverages  
433 such as are ordinarily dispensed at bars and soda fountains, or in  
434 connection therewith; in addition to the tax imposed under  
435 subparagraph (A) of this subdivision, at the rate of one per cent;

436 (J) With respect to the sale of tangible personal property purchased  
437 for the construction of a new residential development project, at the rate  
438 of three per cent, provided such project contains not fewer than fifty  
439 units of affordable housing, as defined in section 8-39a, except the  
440 provisions of this subparagraph shall not apply to a project that qualifies  
441 for an exemption under section 12-412, as amended by this act;

442 ~~(J)~~ (K) The rate of tax imposed by this chapter shall be applicable to  
443 all retail sales upon the effective date of such rate, except that a new rate  
444 that represents an increase in the rate applicable to the sale shall not  
445 apply to any sales transaction wherein a binding sales contract without

446 an escalator clause has been entered into prior to the effective date of the  
447 new rate and delivery is made within ninety days after the effective date  
448 of the new rate. For the purposes of payment of the tax imposed under  
449 this section, any retailer of services taxable under subdivision (37) of  
450 subsection (a) of section 12-407, who computes taxable income, for  
451 purposes of taxation under the Internal Revenue Code of 1986, or any  
452 subsequent corresponding internal revenue code of the United States,  
453 as amended from time to time, on an accounting basis that recognizes  
454 only cash or other valuable consideration actually received as income  
455 and who is liable for such tax only due to the rendering of such services  
456 may make payments related to such tax for the period during which  
457 such income is received, without penalty or interest, without regard to  
458 when such service is rendered;

459 ~~[(K)]~~ (L) (i) For calendar quarters ending on or after September 30,  
460 2019, the commissioner shall deposit into the regional planning  
461 incentive account, established pursuant to section 4-66k, six and seven-  
462 tenths per cent of the amounts received by the state from the tax  
463 imposed under subparagraph (B) of this subdivision and ten and seven-  
464 tenths per cent of the amounts received by the state from the tax  
465 imposed under subparagraph (G) of this subdivision;

466 (ii) For calendar quarters ending on or after September 30, 2018, the  
467 commissioner shall deposit into the Tourism Fund established under  
468 section 10-395b ten per cent of the amounts received by the state from  
469 the tax imposed under subparagraph (B) of this subdivision;

470 ~~[(L)]~~ (M) (i) For calendar months commencing on or after July 1, 2021,  
471 but prior to July 1, 2023, the commissioner shall deposit into the  
472 municipal revenue sharing account established pursuant to section 4-66l  
473 seven and nine-tenths per cent of the amounts received by the state from  
474 the tax imposed under subparagraph (A) of this subdivision, including  
475 such amounts received on or after July 1, 2023, attributable to the fiscal  
476 year ending June 30, 2023; and

477 (ii) For calendar months commencing on or after July 1, 2023, the



478 commissioner shall deposit into the Municipal Revenue Sharing Fund  
479 established pursuant to section 4-66p seven and nine-tenths per cent of  
480 the amounts received by the state from the tax imposed under  
481 subparagraph (A) of this subdivision; and

482       [(M)] (N) (i) For calendar months commencing on or after July 1, 2017,  
483 the commissioner shall deposit into the Special Transportation Fund  
484 established under section 13b-68 seven and nine-tenths per cent of the  
485 amounts received by the state from the tax imposed under  
486 subparagraph (A) of this subdivision;

487       (ii) For calendar months commencing on or after July 1, 2018, but  
488 prior to July 1, 2019, the commissioner shall deposit into the Special  
489 Transportation Fund established under section 13b-68 eight per cent of  
490 the amounts received by the state from the tax imposed under  
491 subparagraphs (A) and (H) of this subdivision on the sale of a motor  
492 vehicle;

493       (iii) For calendar months commencing on or after July 1, 2019, but  
494 prior to July 1, 2020, the commissioner shall deposit into the Special  
495 Transportation Fund established under section 13b-68 seventeen per  
496 cent of the amounts received by the state from the tax imposed under  
497 subparagraphs (A) and (H) of this subdivision on the sale of a motor  
498 vehicle;

499       (iv) For calendar months commencing on or after July 1, 2020, but  
500 prior to July 1, 2021, the commissioner shall deposit into the Special  
501 Transportation Fund established under section 13b-68 twenty-five per  
502 cent of the amounts received by the state from the tax imposed under  
503 subparagraphs (A) and (H) of this subdivision on the sale of a motor  
504 vehicle;

505       (v) For calendar months commencing on or after July 1, 2021, but  
506 prior to July 1, 2022, the commissioner shall deposit into the Special  
507 Transportation Fund established under section 13b-68 seventy-five per  
508 cent of the amounts received by the state from the tax imposed under

509 subparagraphs (A) and (H) of this subdivision on the sale of a motor  
510 vehicle; and

511 (vi) For calendar months commencing on or after July 1, 2022, the  
512 commissioner shall deposit into the Special Transportation Fund  
513 established under section 13b-68 one hundred per cent of the amounts  
514 received by the state from the tax imposed under subparagraphs (A)  
515 and (H) of this subdivision on the sale of a motor vehicle.

516 Sec. 8. Subdivision (1) of section 12-411 of the 2024 supplement to the  
517 general statutes is repealed and the following is substituted in lieu  
518 thereof (*Effective July 1, 2024, and applicable to sales occurring on or after*  
519 *July 1, 2024*):

520 (1) (A) An excise tax is hereby imposed on the storage, acceptance,  
521 consumption or any other use in this state of tangible personal property  
522 purchased from any retailer for storage, acceptance, consumption or any  
523 other use in this state, the acceptance or receipt of any services  
524 constituting a sale in accordance with subdivision (2) of subsection (a)  
525 of section 12-407, purchased from any retailer for consumption or use in  
526 this state, or the storage, acceptance, consumption or any other use in  
527 this state of tangible personal property which has been manufactured,  
528 fabricated, assembled or processed from materials by a person, either  
529 within or without this state, for storage, acceptance, consumption or any  
530 other use by such person in this state, to be measured by the sales price  
531 of materials, at the rate of six and thirty-five-hundredths per cent of the  
532 sales price of such property or services, except, in lieu of said rate:

533 (B) (i) At a rate of fifteen per cent of the rent paid to a hotel or lodging  
534 house for the first period not exceeding thirty consecutive calendar  
535 days;

536 (ii) At a rate of eleven per cent of the rent paid to a bed and breakfast  
537 establishment for the first period not exceeding thirty consecutive  
538 calendar days;

539 (C) With respect to the storage, acceptance, consumption or use in

540 this state of a motor vehicle purchased from any retailer for storage,  
541 acceptance, consumption or use in this state by any individual who is a  
542 member of the armed forces of the United States and is on full-time  
543 active duty in Connecticut and who is considered, under 50 App USC  
544 574, a resident of another state, or to any such individual and the spouse  
545 of such individual at a rate of four and one-half per cent of the sales price  
546 of such vehicle, provided such retailer requires and maintains a  
547 declaration by such individual, prescribed as to form by the  
548 commissioner and bearing notice to the effect that false statements made  
549 in such declaration are punishable, or other evidence, satisfactory to the  
550 commissioner, concerning the purchaser's state of residence under 50  
551 App USC 574;

552 (D) (i) With respect to the acceptance or receipt in this state of labor  
553 that is otherwise taxable under subparagraph (C) or (G) of subdivision  
554 (2) of subsection (a) of section 12-407 on existing vessels and repair or  
555 maintenance services on vessels occurring on and after July 1, 1999, such  
556 services shall be exempt from such tax;

557 (ii) (I) With respect to the storage, acceptance or other use of a vessel  
558 in this state, at the rate of two and ninety-nine-hundredths per cent,  
559 except that such storage, acceptance or other use shall be exempt from  
560 such tax if such vessel is docked in this state for sixty or fewer days in a  
561 calendar year;

562 (II) With respect to the storage, acceptance or other use of a motor for  
563 a vessel or a trailer used for transporting a vessel in this state, at the rate  
564 of two and ninety-nine-hundredths per cent;

565 (III) With respect to the storage, acceptance or other use of dyed diesel  
566 fuel, as defined in subsection (d) of section 12-487, exclusively for  
567 marine purposes, at the rate of two and ninety-nine-hundredths per  
568 cent;

569 (E) (i) With respect to the acceptance or receipt in this state of  
570 computer and data processing services purchased from any retailer for

571 consumption or use in this state occurring on or after July 1, 2001, at the  
572 rate of one per cent of such services, and (ii) with respect to the  
573 acceptance or receipt in this state of Internet access services, on and after  
574 July 1, 2001, such services shall be exempt from such tax;

575 (F) With respect to the acceptance or receipt in this state of patient  
576 care services purchased from any retailer for consumption or use in this  
577 state for which payment is received by the hospital on or after July 1,  
578 1999, and prior to July 1, 2001, at the rate of five and three-fourths per  
579 cent and on and after July 1, 2001, such services shall be exempt from  
580 such tax;

581 (G) With respect to the rental or leasing of a passenger motor vehicle  
582 for a period of thirty consecutive calendar days or less, at a rate of nine  
583 and thirty-five-hundredths per cent;

584 (H) With respect to the acceptance or receipt in this state of (i) a motor  
585 vehicle for a sales price exceeding fifty thousand dollars, at a rate of  
586 seven and three-fourths per cent on the entire sales price, (ii) jewelry,  
587 whether real or imitation, for a sales price exceeding five thousand  
588 dollars, at a rate of seven and three-fourths per cent on the entire sales  
589 price, and (iii) an article of clothing or footwear intended to be worn on  
590 or about the human body, a handbag, luggage, umbrella, wallet or  
591 watch for a sales price exceeding one thousand dollars, at a rate of seven  
592 and three-fourths per cent on the entire sales price. For purposes of this  
593 subparagraph, "motor vehicle" has the meaning provided in section 14-  
594 1, but does not include a motor vehicle subject to the provisions of  
595 subparagraph (C) of this subdivision, a motor vehicle having a gross  
596 vehicle weight rating over twelve thousand five hundred pounds, or a  
597 motor vehicle having a gross vehicle weight rating of twelve thousand  
598 five hundred pounds or less that is not used for private passenger  
599 purposes, but is designed or used to transport merchandise, freight or  
600 persons in connection with any business enterprise and issued a  
601 commercial registration or more specific type of registration by the  
602 Department of Motor Vehicles;

603 (I) With respect to the acceptance or receipt in this state of meals, as  
604 defined in subdivision (13) of section 12-412, sold by an eating  
605 establishment, caterer or grocery store; and spirituous, malt or vinous  
606 liquors, soft drinks, sodas or beverages such as are ordinarily dispensed  
607 at bars and soda fountains, or in connection therewith; in addition to the  
608 tax imposed under subparagraph (A) of this subdivision, at the rate of  
609 one per cent;

610 (J) With respect to the storage, use or other consumption of tangible  
611 personal property for the construction of a new residential development  
612 project at the rate of three per cent, provided such project contains not  
613 fewer than fifty units of affordable housing, as defined in section 8-39a,  
614 except the provisions of this subparagraph shall not apply to a project  
615 that qualifies for an exemption under section 12-412, as amended by this  
616 act;

617 ~~[(J)]~~ (K) (i) For calendar quarters ending on or after September 30,  
618 2019, the commissioner shall deposit into the regional planning  
619 incentive account, established pursuant to section 4-66k, six and seven-  
620 tenths per cent of the amounts received by the state from the tax  
621 imposed under subparagraph (B) of this subdivision and ten and seven-  
622 tenths per cent of the amounts received by the state from the tax  
623 imposed under subparagraph (G) of this subdivision;

624 (ii) For calendar quarters ending on or after September 30, 2018, the  
625 commissioner shall deposit into the Tourism Fund established under  
626 section 10-395b ten per cent of the amounts received by the state from  
627 the tax imposed under subparagraph (B) of this subdivision;

628 ~~[(K)]~~ (L) (i) For calendar months commencing on or after July 1, 2021,  
629 but prior to July 1, 2023, the commissioner shall deposit into the  
630 municipal revenue sharing account established pursuant to section 4-66l  
631 seven and nine-tenths per cent of the amounts received by the state from  
632 the tax imposed under subparagraph (A) of this subdivision, including  
633 such amounts received on or after July 1, 2023, attributable to the fiscal  
634 year ending June 30, 2023; and

635 (ii) For calendar months commencing on or after July 1, 2023, the  
636 commissioner shall deposit into the Municipal Revenue Sharing Fund  
637 established pursuant to section 4-66p seven and nine-tenths per cent of  
638 the amounts received by the state from the tax imposed under  
639 subparagraph (A) of this subdivision; and

640 [(L)] (M) (i) For calendar months commencing on or after July 1, 2017,  
641 the commissioner shall deposit into said Special Transportation Fund  
642 seven and nine-tenths per cent of the amounts received by the state from  
643 the tax imposed under subparagraph (A) of this subdivision;

644 (ii) For calendar months commencing on or after July 1, 2018, but  
645 prior to July 1, 2019, the commissioner shall deposit into the Special  
646 Transportation Fund established under section 13b-68 eight per cent of  
647 the amounts received by the state from the tax imposed under  
648 subparagraphs (A) and (H) of this subdivision on the acceptance or  
649 receipt in this state of a motor vehicle;

650 (iii) For calendar months commencing on or after July 1, 2019, but  
651 prior to July 1, 2020, the commissioner shall deposit into the Special  
652 Transportation Fund established under section 13b-68 seventeen per  
653 cent of the amounts received by the state from the tax imposed under  
654 subparagraphs (A) and (H) of this subdivision on the acceptance or  
655 receipt in this state of a motor vehicle;

656 (iv) For calendar months commencing on or after July 1, 2020, but  
657 prior to July 1, 2021, the commissioner shall deposit into the Special  
658 Transportation Fund established under section 13b-68 twenty-five per  
659 cent of the amounts received by the state from the tax imposed under  
660 subparagraphs (A) and (H) of this subdivision on the acceptance or  
661 receipt in this state of a motor vehicle;

662 (v) For calendar months commencing on or after July 1, 2021, but  
663 prior to July 1, 2022, the commissioner shall deposit into the Special  
664 Transportation Fund established under section 13b-68 seventy-five per  
665 cent of the amounts received by the state from the tax imposed under

666 subparagraphs (A) and (H) of this subdivision on the acceptance or  
667 receipt in this state of a motor vehicle; and

668 (vi) For calendar months commencing on or after July 1, 2022, the  
669 commissioner shall deposit into the Special Transportation Fund  
670 established under section 13b-68 one hundred per cent of the amounts  
671 received by the state from the tax imposed under subparagraphs (A)  
672 and (H) of this subdivision on the acceptance or receipt in this state of a  
673 motor vehicle.

674 Sec. 9. Section 4-66o of the general statutes is repealed and the  
675 following is substituted in lieu thereof (*Effective July 1, 2024*):

676 The Secretary of the Office of Policy and Management may establish  
677 receivables for the revenue anticipated pursuant to subparagraph [(K)]  
678 (L) of subdivision (1) of section 12-408, as amended by this act, and  
679 section 4-66l.

680 Sec. 10. (*Effective from passage*) (a) The Commissioner of Housing shall  
681 conduct a study, within available appropriations, concerning the  
682 potential impacts of allowing landlords to accept advance rental  
683 payments from tenants of residential dwelling units. Such study shall  
684 include an examination of (1) the likelihood that prospective tenants  
685 whose rental applications have been denied by a landlord would receive  
686 approval from such landlord if such tenants could provide advance  
687 rental payments in addition to a security deposit, (2) potential reasons a  
688 landlord may require advance rental payments from a tenant, (3) any  
689 potential financial burdens upon tenants resulting from allowing  
690 advance rental payments to landlords, and (4) the effect advance rental  
691 payments may have on housing availability in the state.

692 (b) Not later than January 1, 2025, the commissioner shall submit a  
693 report, in accordance with the provisions of section 11-4a of the general  
694 statutes, to the joint standing committee of the General Assembly  
695 having cognizance of matters relating to housing containing the  
696 findings of such study and any legislation recommended by the

697 commissioner.

698 Sec. 11. Subdivision (4) of section 12-81 of the 2024 supplement to the  
699 general statutes is repealed and the following is substituted in lieu  
700 thereof (*Effective October 1, 2024, and applicable to assessment years on and*  
701 *after October 1, 2024*):

702 (4) (A) Except as otherwise provided by law, personal property  
703 belonging to, held in trust for, or leased to, a municipal corporation of  
704 this state and used for a public purpose, including personal property  
705 used for cemetery purposes, and (B) real property belonging to, held in  
706 trust for, or leased to, a municipal corporation of this state and used for  
707 (i) a public purpose, including real property used for cemetery  
708 purposes, (ii) workforce housing, as defined in section 8-395, or (iii)  
709 affordable housing as defined in section 8-39a, provided any such leased  
710 personal property, including, but not limited to, motor vehicles subject  
711 to the provisions of section 12-71 and any such leased real property is  
712 located within the boundaries of such municipal corporation;

713 Sec. 12. Section 8-39 of the general statutes is repealed and the  
714 following is substituted in lieu thereof (*Effective October 1, 2024*):

715 The following terms, wherever used or referred to in this chapter,  
716 [shall] have the following respective meanings, unless a different  
717 meaning clearly appears from the context:

718 [(a)] (1) "Area of operation" [includes the municipality in which a  
719 housing authority is created under the provisions of this chapter and  
720 may include a neighboring municipality, provided the governing body  
721 of such neighboring municipality agrees by proper resolution to the  
722 extension of the area of operation to include such neighboring  
723 municipality] means a municipal area of operation and, if adopted by a  
724 housing authority, includes an expanded area of operation.

725 [(b)] (2) "Authority" or "housing authority" means any of the public  
726 corporations created by section 8-40, as amended by this act, and the  
727 Connecticut Housing Authority when exercising the rights, powers,



728 duties or privileges of, or subject to the immunities or limitations of,  
729 housing authorities pursuant to section 8-121.

730 [(c)] (3) "Bonds" means any bonds, including refunding bonds, notes,  
731 interim certificates, debentures or other obligations issued by the  
732 authority pursuant to this chapter.

733 [(d)] (4) "Clerk" means the clerk of the particular city, borough or  
734 town for which a particular housing authority is created.

735 (5) "Eligible developer" or "developer" means (A) a nonprofit  
736 corporation; (B) any business corporation incorporated pursuant to  
737 chapter 601 or any predecessor statutes thereto, having as one of its  
738 purposes the construction, rehabilitation, ownership or operation of  
739 housing, and having its articles of incorporation approved by the  
740 Commissioner of Housing in accordance with regulations adopted  
741 pursuant to section 8-79a or 8-84; (C) any partnership, limited  
742 partnership, joint venture, trust, limited liability company or association  
743 having as one of its purposes the construction, rehabilitation, ownership  
744 or operation of housing, and having its documents of organization  
745 approved by the commissioner in accordance with regulations adopted  
746 pursuant to section 8-79a or 8-84; (D) a housing authority; (E) a family  
747 or person approved by the commissioner as qualified to own, construct,  
748 rehabilitate, manage and maintain housing under a mortgage loan made  
749 or insured under an agreement entered into pursuant to the provisions  
750 of this chapter; or (F) a municipal developer.

751 (6) "Expanded area of operation" means an area in a municipality,  
752 other than the municipality in which the housing authority is located,  
753 adopted by such housing authority, provided such other municipality  
754 has adopted an agreement pursuant to subsection (c) of section 8-40, as  
755 amended by this act.

756 [(e)] (7) "Families of low income" means families who lack the amount  
757 of income [which] that is necessary, as determined by the authority  
758 undertaking the housing project, to enable them, without financial

759 assistance, to live in decent, safe and sanitary dwellings, without  
760 overcrowding.

761 [(f)] (8) "Families of low and moderate income" means families who  
762 lack the amount of income [which] that is necessary, as determined by  
763 the Commissioner of Housing, to enable them to rent or purchase  
764 moderate cost housing without financial assistance as provided by this  
765 part and parts II and III of this chapter.

766 (9) "Family" means a household consisting of one or more persons.

767 [(g)] (10) "Federal government" includes the United States of  
768 America, the federal emergency administration of public works or any  
769 other agency or instrumentality, corporate or otherwise, of the United  
770 States of America.

771 [(h)] (11) "Governing body" means, for towns having a town council,  
772 the council; for other towns, the selectmen; for cities, the common  
773 council or other similar body of officials; and for boroughs, the warden  
774 and burgesses.

775 [(i)] (12) "Housing project" means any work or undertaking [(1)] to  
776 (A) demolish, clear or remove buildings from any slum area, which  
777 work or undertaking may embrace the adaptation of such area to public  
778 purposes, including parks or other recreational or community purposes;  
779 [or (2) to] (B) provide decent, safe and sanitary urban or rural dwellings,  
780 apartments or other living accommodations for families of low or  
781 moderate income, which work or undertaking may include buildings,  
782 land, equipment, facilities and other real or personal property for  
783 necessary, convenient or desirable appurtenances, streets, sewers, water  
784 service, parks, site preparation, gardening, administrative, community,  
785 recreational, commercial or welfare purposes and may include the  
786 acquisition and rehabilitation of existing dwelling units or structures to  
787 be used for moderate or low rental units; or [(3) to] (C) accomplish a  
788 combination of the foregoing. [The term "housing project" also may be  
789 applied to] "Housing project" may also include the planning of the

790 buildings and improvements, the acquisition of property, the  
791 demolition of existing structures, the construction, reconstruction,  
792 alteration and repair of the improvements and all other work in  
793 connection therewith and may include the reconstruction,  
794 rehabilitation, alteration, or major repair of existing buildings or  
795 improvements which were undertaken pursuant to parts II and VI of  
796 this chapter.

797 [(j) "Mayor" means, for cities, the mayor and, for boroughs, the  
798 warden.]

799 [(k)] (13) "Moderate rental" means a rental which, as determined by  
800 an authority with the concurrence of the Commissioner of Housing, is  
801 below the level at which private enterprise is currently building a  
802 needed volume of safe and sanitary dwellings for rental in the locality  
803 involved; and "moderate rental housing project" means a housing  
804 project, receiving state aid in the form of loans or grants, for families  
805 unable to pay more than moderate rental. [Such project] "Moderate  
806 rental housing project" may include the reconstruction, rehabilitation,  
807 alteration, or major repair of existing buildings or improvements which  
808 were undertaken pursuant to parts II or VI of this chapter.

809 (14) "Mortgage" means a mortgage deed, deed of trust or other  
810 instrument that constitutes a lien, regardless of priority, on real estate or  
811 on a leasehold interest under a lease having a remaining term, at the  
812 time such mortgage is executed, that does not expire for at least that  
813 number of years beyond the maturity date of the obligation secured by  
814 such mortgage as is equal to the number of years remaining until the  
815 maturity date of such obligation.

816 (15) "Municipal area of operation" includes the municipality in which  
817 a housing authority is created under the provisions of this chapter and  
818 may include any other municipality, as provided in section 8-40, as  
819 amended by this act.

820 (16) "Municipal developer" means a municipality that has not

821 declared by resolution a need for a housing authority pursuant to  
822 section 8-40, as amended by this act, acting by and through its legislative  
823 body, except that in any town in which a town meeting or representative  
824 town meeting is the legislative body, "municipal developer" means the  
825 board of selectmen if such board is authorized to act as the municipal  
826 developer by the town meeting or representative town meeting.

827 [(l)] (17) "Municipality" means any city, borough or town. "The  
828 municipality" means the particular municipality for which a particular  
829 housing authority is created.

830 (18) "Nonprofit corporation" means a nonprofit corporation  
831 incorporated pursuant to chapter 602 or any predecessor statutes  
832 thereto, having as one of its purposes the construction, rehabilitation,  
833 ownership or operation of housing and having articles of incorporation  
834 approved by the Commissioner of Housing in accordance with  
835 regulations adopted pursuant to section 8-79a or 8-84.

836 [(m)] (19) "Obligee of the authority" or "obligee" includes any  
837 bondholder, trustee or trustees for any bondholders, or lessor demising  
838 to the authority property used in connection with a housing project, or  
839 any assignee or assignees of such lessor's interest or any part thereof,  
840 and the state or federal government when it is a party to any contract  
841 with the authority.

842 [(n)] (20) "Real property" includes all lands, including improvements  
843 and fixtures thereon, and property of any nature appurtenant thereto,  
844 or used in connection therewith, and every estate, interest and right,  
845 legal or equitable, therein, including terms for years and liens by way of  
846 judgment, mortgage or otherwise and the indebtedness secured by such  
847 liens.

848 [(o)] (21) "Rent" means the entire amount paid to an authority for any  
849 dwelling unit.

850 [(p)] (22) "Shelter rent" means rent less any charges made by an  
851 authority for water, heat, gas and electricity.

852 [(q)] (23) "Slum" means any area where dwellings predominate  
853 which, by reason of dilapidation, overcrowding, faulty arrangement or  
854 design, lack of ventilation, light or sanitary facilities, or any combination  
855 of these factors, are detrimental to safety, health and morals.

856 [(r)] (24) "State public body" means any city, borough, town,  
857 municipal corporation, district or other subdivision of the state.

858 [(s)] (25) "Veteran" has the same meaning [assigned by] as provided  
859 in section 27-103 and includes any officer of the United States Public  
860 Health Service detailed by proper authority to duty with any of the  
861 armed forces and the spouse or widow or widower of such veteran,  
862 provided such veteran [shall have] served for a period of ninety days or  
863 more in time of war after December 7, 1941, and [shall have] resided in  
864 this state at any time continuously for two years.

865 [(t)] "Family" means a household consisting of one or more persons.

866 (u) "Eligible developer" or "developer" means (1) a nonprofit  
867 corporation; (2) any business corporation incorporated pursuant to  
868 chapter 601 or any predecessor statutes thereto, having as one of its  
869 purposes the construction, rehabilitation, ownership or operation of  
870 housing, and having articles of incorporation approved by the  
871 commissioner in accordance with regulations adopted pursuant to  
872 section 8-79a or 8-84; (3) any partnership, limited partnership, joint  
873 venture, trust, limited liability company or association having as one of  
874 its purposes the construction, rehabilitation, ownership or operation of  
875 housing, and having basic documents of organization approved by the  
876 commissioner in accordance with regulations adopted pursuant to  
877 section 8-79a or 8-84; (4) a housing authority; (5) a family or person  
878 approved by the commissioner as qualified to own, construct,  
879 rehabilitate, manage and maintain housing under a mortgage loan made  
880 or insured under an agreement entered into pursuant to the provisions  
881 of this chapter; or (6) a municipal developer.

882 (v) "Mortgage" means a mortgage deed, deed of trust, or other

883 instrument which shall constitute a lien, whether first or second, on real  
884 estate or on a leasehold under a lease having a remaining term, at the  
885 time such mortgage is acquired, which does not expire for at least that  
886 number of years beyond the maturity date of the obligation secured by  
887 such mortgage as is equal to the number of years remaining until the  
888 maturity date of such obligation.

889 (w) "Nonprofit corporation" means a nonprofit corporation  
890 incorporated pursuant to chapter 602 or any predecessor statutes  
891 thereto, having as one of its purposes the construction, rehabilitation,  
892 ownership or operation of housing and having articles of incorporation  
893 approved by the Commissioner of Housing in accordance with  
894 regulations adopted pursuant to section 8-79a or 8-84.

895 (x) "Municipal developer" means a municipality, as defined in  
896 subsection (l) of this section, which has not declared by resolution a need  
897 for a housing authority pursuant to section 8-40, acting by and through  
898 its legislative body, except that in any town in which a town meeting or  
899 representative town meeting is the legislative body, "municipal  
900 developer" means the board of selectmen if such board is authorized to  
901 act as the municipal developer by the town meeting or representative  
902 town meeting.]

903 Sec. 13. Section 8-40 of the general statutes is repealed and the  
904 following is substituted in lieu thereof (*Effective October 1, 2024*):

905 (a) In each municipality of the state there is created a public body  
906 corporate and politic to be known as the "housing authority" of the  
907 municipality, [;] provided such authority shall not transact any business  
908 or exercise its powers [hereunder] under this section until the governing  
909 body of the municipality by resolution declares that there is need for a  
910 housing authority in the municipality. [, provided it] Within such  
911 resolution, the governing body shall find [(1)] that (1) insanitary or  
912 unsafe inhabited dwelling accommodations exist in the municipality,  
913 [or] (2) [that] there is a shortage of safe or sanitary dwelling  
914 accommodations in the municipality available to families of low income

915 at rentals they can afford, or (3) [that] there is a shortage of safe or  
916 sanitary dwelling accommodations in the municipality available to  
917 families of moderate income at rentals they can afford. In determining  
918 whether dwelling accommodations are unsafe or insanitary, [said] such  
919 governing body may take into consideration the degree of  
920 overcrowding, the percentage of land coverage, the light, air, space and  
921 access available to the inhabitants of such dwelling accommodations,  
922 the size and arrangement of the rooms, the sanitary facilities and the  
923 extent to which conditions exist in such buildings which endanger life  
924 or property by fire or other causes.

925 (b) The governing bodies of two or more municipalities may create a  
926 regional housing authority, which shall have all the powers, duties and  
927 responsibilities conferred upon housing authorities by this chapter and  
928 chapter 130. The area of operation of such authority shall include the  
929 municipalities for which such authority is created, provided, in the case  
930 of a municipal area of operation that includes any other municipality,  
931 such other municipality agrees by proper resolution and adoption of an  
932 agreement to the expansion of the area of operation including such other  
933 municipality. Such authority shall act through a board of commissioners  
934 composed of two representatives from each municipality appointed for  
935 terms of four years in the manner provided in section 8-41.

936 (c) (1) Any housing authority may adopt an expanded area of  
937 operation, provided the governing body of the municipality to be  
938 included in the expanded area of operation, at its sole discretion after  
939 evaluating the housing needs of the municipality and the qualifications  
940 of the housing authority, adopts an agreement authorizing such housing  
941 authority to operate in the municipality as an expanded area of  
942 operation.

943 (2) If the governing body of such municipality does not adopt an  
944 agreement with a housing authority that requests such agreement  
945 pursuant to subdivision (1) of this subsection, the governing body's  
946 failure to adopt such agreement shall not be construed to be a violation  
947 of section 8-30g or of any other provision of the general statutes.

948 Sec. 14. Section 8-44b of the general statutes is repealed and the  
949 following is substituted in lieu thereof (*Effective October 1, 2024*):

950 (a) Any housing authority created by section 8-40, as amended by this  
951 act, shall have the power to establish and maintain a housing authority  
952 police force, [the] except that no housing authority shall have the power  
953 to establish or maintain a housing authority police force in an expanded  
954 area of operation. The members of [which] any such housing authority  
955 police force shall be employees of such housing authority and shall be  
956 known as housing authority police officers. Housing authority police  
957 officers shall be appointed by the local board, agency or person  
958 empowered to appoint municipal police officers, subject to approval [of]  
959 by the housing authority. The requirements for appointment as a police  
960 officer in the municipality in which the housing authority is located,  
961 except for age and physical qualifications, shall be mandatory for  
962 housing authority police officers in such municipality. No person shall  
963 be appointed to such housing authority police force unless [he] such  
964 person has been awarded a certificate attesting to [his] such person's  
965 successful completion of an approved municipal police basic training  
966 program, as provided in section 7-294e. The initial appointment shall be  
967 for a probationary term upon the completion of which the appointing  
968 authority may promote such probationary officers to permanent status;  
969 provided such promotion shall be in accordance with procedures  
970 applicable to municipal police officers in the municipality and shall be  
971 made subject to the approval of the housing authority. Housing  
972 authority police officers shall have and exercise the powers and  
973 authority conferred upon municipal police officers and shall be subject  
974 to the ultimate supervision and control of the chief of police of the  
975 municipality in which the housing authority operates.

976 (b) Notwithstanding the provisions of subsection (a) of this section,  
977 any housing authority police force [which] that existed prior to October  
978 1, 1970, pursuant to Title 1 of Public Law 89-754, 80 Stat. 1255, the  
979 Demonstration Cities and Metropolitan Development Act of 1966, and  
980 which, for any reason, does not constitute a housing authority police



981 force pursuant to subsection (a) of this section, shall constitute a housing  
982 authority police force pursuant to this subsection and the members of  
983 any such police [~~forces~~] force may exercise the powers granted to such  
984 members pursuant to this subsection. The members of such police force  
985 may act, at the expense of the municipality, as special police officers  
986 upon property owned or managed by any housing authority. Such  
987 special police officers: (1) May arrest, without previous complaint and  
988 warrant, any person for any offense in their jurisdiction, when such  
989 person is taken or apprehended in the act or on the speedy information  
990 of others; (2) when in the immediate pursuit of one who may be arrested  
991 under the provisions of this subsection, may pursue such offender  
992 outside of their jurisdiction into any part of the municipality to effect an  
993 arrest; (3) shall be peace officers, as defined in subdivision (9) of section  
994 53a-3; (4) shall have the authority to serve criminal process within their  
995 jurisdiction; (5) shall, when on duty, wear a uniform, distinct in color  
996 from that worn by the police officers of the municipality; (6) shall, when  
997 on duty, wear in plain view a shield, distinct in shape from that worn  
998 by the police officers of the municipality [~~which shall bear~~] that bears  
999 the words "special police"; (7) shall complete a forty-hour basic training  
1000 program provided by the municipality within one hundred eighty days  
1001 of June 27, 1983; and (8) shall take an oath of office.

1002 Sec. 15. Section 8-50 of the general statutes is repealed and the  
1003 following is substituted in lieu thereof (*Effective October 1, 2024*):

1004 An authority shall have the right to acquire by the exercise of the  
1005 power of eminent domain any real property [~~which~~] that is not located  
1006 in an expanded area of operation if it deems such property necessary for  
1007 its purposes under this chapter after the adoption by [it] such authority  
1008 of a resolution declaring that the acquisition of such real property  
1009 described [~~therein~~] in such resolution is necessary for such purposes. An  
1010 authority, in its own name and at its own expense and cost, may prefer  
1011 a petition and exercise the power of eminent domain in the manner  
1012 provided in section 48-12 and acts supplementary thereto, except that a  
1013 housing authority's power of eminent domain shall not extend to an

1014 expanded area of operation. Property already devoted to a public use  
1015 may be acquired, provided no real property belonging to the  
1016 municipality, the state or any political subdivision thereof may be  
1017 acquired without its consent.

1018 Sec. 16. Section 8-45a of the general statutes is repealed and the  
1019 following is substituted in lieu thereof (*Effective October 1, 2024*):

1020 A housing authority, [as defined in subsection (b) of section 8-39,] in  
1021 determining eligibility for the rental of public housing units, may  
1022 establish criteria and consider relevant information concerning (1) an  
1023 applicant's or any proposed occupant's history of criminal activity  
1024 involving: (A) Crimes of physical violence to persons or property, (B)  
1025 crimes involving the illegal manufacture, sale, distribution or use of, or  
1026 possession with intent to manufacture, sell, use or distribute, a  
1027 controlled substance, as defined in section 21a-240, or (C) other criminal  
1028 acts which would adversely affect the health, safety or welfare of other  
1029 tenants, (2) an applicant's or any proposed occupant's abuse, or pattern  
1030 of abuse, of alcohol when the housing authority has reasonable cause to  
1031 believe that such applicant's or proposed occupant's abuse, or pattern of  
1032 abuse, of alcohol may interfere with the health, safety or right to  
1033 peaceful enjoyment of the premises by other residents, and (3) an  
1034 applicant or any proposed occupant who is subject to a lifetime  
1035 registration requirement under section 54-252 on account of being  
1036 convicted or found not guilty by reason of mental disease or defect of a  
1037 sexually violent offense. In evaluating any such information, the  
1038 housing authority shall [give consideration to] consider the time, nature  
1039 and extent of the applicant's or proposed occupant's conduct and to  
1040 factors which might indicate a reasonable probability of favorable future  
1041 conduct such as evidence of rehabilitation and evidence of the  
1042 willingness of the applicant, the applicant's family or the proposed  
1043 occupant to participate in social service or other appropriate counseling  
1044 programs and the availability of such programs.

1045 Sec. 17. Subdivision (29) of section 12-412 of the 2024 supplement to  
1046 the general statutes is repealed and the following is substituted in lieu

1047 thereof (*Effective October 1, 2024*):

1048 (29) (A) Sales of and the storage, use or other consumption of tangible  
1049 personal property acquired for incorporation into or used and  
1050 consumed in the operation of housing facilities for low and moderate  
1051 income families and persons and sales of and the acceptance, use or  
1052 other consumption of any service described in subdivision (2) of section  
1053 12-407 that is used and consumed in the development, construction,  
1054 rehabilitation, renovation, repair or operation of housing facilities for  
1055 low and moderate income families and persons, provided such facilities  
1056 are constructed under the sponsorship of and owned or operated by  
1057 nonprofit housing organizations or housing authorities, as defined in  
1058 [subsection (b) of] section 8-39, as amended by this act. The nonprofit  
1059 housing organization or housing authority sponsoring the construction  
1060 of or owning or operating such housing facility shall obtain from the  
1061 commissioner a letter of determination that the housing facility has, to  
1062 the satisfaction of said commissioner, met all the requirements for  
1063 exemption under this subsection. At the time of any sale or purchase  
1064 that is exempt under this subsection, the purchaser shall present to the  
1065 retailer a copy of the determination letter that was issued to the  
1066 nonprofit housing organization or housing authority together with a  
1067 certificate from the purchaser, in such form as the commissioner may  
1068 prescribe, certifying that the tangible personal property or services that  
1069 are being purchased from the retailer are to be used or consumed  
1070 exclusively for the purposes of incorporation into or in the  
1071 development, construction, rehabilitation, renovation, repair or  
1072 operation of the housing facility identified in the letter of determination.  
1073 For the purposes of this subsection, (i) "nonprofit housing organization"  
1074 means any organization which has as one of its purposes the  
1075 development, construction, sponsorship or ownership of housing for  
1076 low and moderate income families as stated in its charter, if it is  
1077 incorporated, or its constitution or bylaws, if it is unincorporated, and  
1078 which has received exemption from federal income tax under the  
1079 provisions of Section 501(c) of the Internal Revenue Code, as amended  
1080 from time to time, provided the charter of such organization, if it is

1081 incorporated, or its constitution or bylaws, if unincorporated, shall  
1082 contain a provision that no officer, member or employee [thereof] of  
1083 such organization shall receive or at any future time may receive any  
1084 pecuniary profit from the operation thereof, except a reasonable  
1085 compensation for services in effecting the purposes of the organization;  
1086 (ii) "housing facilities" means facilities having as their primary purpose  
1087 the provision of safe and adequate housing and related facilities for low  
1088 and moderate income families and persons, notwithstanding that [said]  
1089 such housing provides other dwelling accommodations in addition to  
1090 the primary purpose of providing dwelling accommodations for low  
1091 and moderate income families; (iii) "related facilities" means those  
1092 facilities defined in subsection (d) of section 8-243; and (iv) "low and  
1093 moderate income families" means those families as defined in  
1094 subsection (h) of said section 8-243.

1095 (B) Sales of and the acceptance, use or other consumption of any  
1096 service described in subdivision (2) of section 12-407 that is used or  
1097 consumed in the development, construction, renovation or operation of  
1098 housing facilities for low and moderate income families and persons,  
1099 provided such facilities are owned or sponsored by a mutual housing  
1100 association, as defined in subsection (b) of section 8-214f, and operated  
1101 as mutual housing by such association at a location that was conveyed  
1102 to such association by the United States Secretary of Housing and Urban  
1103 Development prior to September 1, 1995.

1104 Sec. 18. Section 8-389 of the general statutes is repealed and the  
1105 following is substituted in lieu thereof (*Effective October 1, 2024*):

1106 Upon the incorporation of a successfully negotiated regional fair  
1107 housing compact into a regional plan of conservation and development  
1108 by a regional planning agency pursuant to section 8-386, the  
1109 Commissioner of Housing and the Connecticut Housing Authority may  
1110 give priority to any application for financial or technical assistance made  
1111 by a municipality, housing authority or eligible developer, as defined in  
1112 [subsection (u) of] section 8-39, as amended by this act, in connection  
1113 with any project located in a municipality which has approved the

1114 regional fair housing compact pursuant to section 8-386.

1115 Sec. 19. Subdivision (9) of section 12-631 of the general statutes is  
1116 repealed and the following is substituted in lieu thereof (*Effective October*  
1117 *1, 2024*):

1118 (9) "Families of low and moderate income" means families meeting  
1119 the criteria for designation as families of low and moderate income  
1120 established by the Commissioner of Housing pursuant to [subsection  
1121 (f)] subdivision (8) of section 8-39, as amended by this act.

1122 Sec. 20. Section 8-113a of the general statutes is repealed and the  
1123 following is substituted in lieu thereof (*Effective October 1, 2024*):

1124 The following terms, wherever used or referred to in this part, [shall]  
1125 have the following respective meanings, unless a different meaning  
1126 clearly appears from the context:

1127 [(a)] (1) "Authority" or "housing authority" means any of the public  
1128 corporations created by section 8-40, as amended by this act.

1129 [(b)] "Municipality" means any city, borough or town. "The  
1130 municipality" means the particular municipality for which a particular  
1131 housing authority is created.

1132 (c) "Governing body" means, for towns having a town council, the  
1133 council; for other towns, the selectmen; for cities, the common council  
1134 or other similar body of officials; and for boroughs, the warden and  
1135 burgesses.

1136 (d) "Mayor" means, for cities, the mayor, and, for boroughs, the  
1137 warden. "Clerk" means the clerk of the particular city, borough or town  
1138 for which a particular housing authority is created.

1139 (e) "Area of operation" shall include the municipality in which a  
1140 housing authority is created under the provisions of this chapter, and  
1141 may include a neighboring municipality, provided the governing body

1142 of such neighboring municipality shall agree by proper resolution to the  
1143 extension of the area of operation to include such neighboring  
1144 municipality.]

1145 (2) "Bonds" means any bonds, notes, interim certificates, certificates  
1146 of indebtedness, debentures or other obligations issued by the authority  
1147 pursuant to this chapter.

1148 (3) "Elderly persons" means persons sixty-two years of age and over  
1149 who lack the amount of income that is necessary, as determined by the  
1150 authority or nonprofit corporation, subject to approval by the  
1151 Commissioner of Housing, to enable them to live in decent, safe and  
1152 sanitary dwellings without financial assistance as provided under this  
1153 part, or persons who have been certified by the Social Security Board as  
1154 being totally disabled under the federal Social Security Act or certified  
1155 by any other federal board or agency as being totally disabled.

1156 (4) "Housing partnership" means any partnership, limited  
1157 partnership, joint venture, trust or association consisting of (A) a  
1158 housing authority, a nonprofit corporation, or both, and (B) (i) a  
1159 business corporation incorporated pursuant to chapter 601 or any  
1160 predecessor statutes thereto, having as one of its purposes the  
1161 construction, rehabilitation, ownership or operation of housing, and  
1162 having articles of incorporation approved by the commissioner in  
1163 accordance with regulations adopted pursuant to section 8-79a or 8-84,  
1164 (ii) a for-profit partnership, limited partnership, joint venture, trust,  
1165 limited liability company or association having as one of its purposes  
1166 the construction, rehabilitation, ownership or operation of housing, and  
1167 having basic documents of organization approved by the commissioner  
1168 in accordance with regulations adopted pursuant to section 8-79a or 8-  
1169 84, or (iii) any combination of the entities included under subparagraphs  
1170 (B)(i) and (B)(ii) of this subdivision.

1171 ~~[(f)]~~ (5) "Housing project" means any work or undertaking [(1)] (A) to  
1172 demolish, clear or remove buildings from any slum area, which work or  
1173 undertaking may embrace the adaptation of such area to public

1174 purposes, including parks or other recreational or community purposes;  
1175 [(2)] (B) to provide decent, safe and sanitary urban or rural dwellings,  
1176 apartments or other living accommodations for elderly persons, which  
1177 work or undertaking may include buildings, land, equipment, facilities  
1178 and other real or personal property for necessary, convenient or  
1179 desirable appurtenances, streets, sewers, water service, parks, site  
1180 preparation, gardening, administrative, community, recreational or  
1181 welfare purposes; [(3)] (C) to provide a continuum of housing  
1182 comprising independent living accommodations, residential care,  
1183 intermediate housing facilities and skilled nursing care and facilities  
1184 with ready access to medical and hospital services; or [(4)] (D) to  
1185 accomplish a combination of the [foregoing. The term "housing project"  
1186 also may be applied to] purposes specified in subparagraphs (A) to (C),  
1187 inclusive, of this subdivision. "Housing project" may also include the  
1188 planning of the buildings and improvements, the acquisition of  
1189 property, the demolition of existing structures, the construction,  
1190 reconstruction, alteration and repair of the improvements and all other  
1191 work in connection therewith.

1192 [(g) "Bonds" means any bonds, notes, interim certificates, certificates  
1193 of indebtedness, debentures or other obligations issued by the authority  
1194 pursuant to this chapter.

1195 (h) "Real property" shall include all lands, including improvements  
1196 and fixtures thereon, and property of any nature appurtenant thereto,  
1197 or used in connection therewith, and every estate, interest and right,  
1198 legal or equitable, therein, including terms for years and liens by way of  
1199 judgment, mortgage or otherwise and the indebtedness secured by such  
1200 liens.

1201 (i) "Obligee of the authority" or "obligee" shall include any  
1202 bondholder, trustee or trustees for any bondholders, or lessor demising  
1203 to the authority property used in connection with a housing project, or  
1204 any assignee or assignees of such lessor's interest or any part thereof,  
1205 and the state government when it is a party to any contract with the  
1206 authority.

1207 (j) "State public body" means any city, borough, town, municipal  
1208 corporation, district or other subdivision of the state.]

1209 [(k)] (g) "Rent" means the entire amount paid to a local authority,  
1210 nonprofit corporation or housing partnership for any dwelling unit.

1211 [(l)] (Z) "Shelter rent" means "rent" as defined [herein] in this section,  
1212 less any charges made by a local authority, nonprofit corporation or  
1213 housing partnership for water, heat, gas, electricity and sewer use  
1214 charges.

1215 [(m)] "Elderly persons" means persons sixty-two years of age and over  
1216 who lack the amount of income which is necessary, as determined by  
1217 the authority or nonprofit corporation, subject to approval by the  
1218 Commissioner of Housing, to enable them to live in decent, safe and  
1219 sanitary dwellings without financial assistance as provided under this  
1220 part, or persons who have been certified by the Social Security Board as  
1221 being totally disabled under the federal Social Security Act or certified  
1222 by any other federal board or agency as being totally disabled.

1223 (n) "Housing partnership" means any partnership, limited  
1224 partnership, joint venture, trust or association consisting of (1) a housing  
1225 authority, a nonprofit corporation or both and (2) (A) a business  
1226 corporation incorporated pursuant to chapter 601 or any predecessor  
1227 statutes thereto, having as one of its purposes the construction,  
1228 rehabilitation, ownership or operation of housing, and having articles of  
1229 incorporation approved by the commissioner in accordance with  
1230 regulations adopted pursuant to section 8-79a or 8-84, (B) a for-profit  
1231 partnership, limited partnership, joint venture, trust, limited liability  
1232 company or association having as one of its purposes the construction,  
1233 rehabilitation, ownership or operation of housing, and having basic  
1234 documents of organization approved by the commissioner in  
1235 accordance with regulations adopted pursuant to section 8-79a or 8-84  
1236 or (C) any combination of the entities included under subparagraphs  
1237 (A) and (B) of this subdivision.]



1238 Sec. 21. Subsection (a) of section 8-116c of the general statutes is  
1239 repealed and the following is substituted in lieu thereof (*Effective October*  
1240 *1, 2024*):

1241 (a) An elderly person [, as defined in subsection (m) of section 8-113a,]  
1242 shall not be eligible to move into a housing project [, as defined in  
1243 subsection (f) of section 8-113a,] if the person (1) is currently using illegal  
1244 drugs, (2) is currently abusing alcohol and has a recent history of  
1245 disruptive or dangerous behavior and whose tenancy (A) would  
1246 constitute a direct threat to the health or safety of another individual, or  
1247 (B) would result in substantial physical damage to the property of  
1248 another, (3) has a recent history of disruptive or dangerous behavior and  
1249 whose tenancy (A) would constitute a direct threat to the health and  
1250 safety of another individual, or (B) would result in substantial physical  
1251 damage to the property of another, or (4) was convicted of the illegal  
1252 sale or possession of a controlled substance, as defined in section 21a-  
1253 240, within the prior twenty-four-month period.

1254 Sec. 22. Section 8-116d of the general statutes is repealed and the  
1255 following is substituted in lieu thereof (*Effective October 1, 2024*):

1256 Any elderly person [, as defined in subsection (m) of section 8-113a,]  
1257 who applies for and is accepted for admission to a housing project  
1258 pursuant to this part or part VII of this chapter or pursuant to any other  
1259 state or federal housing assistance program may terminate the lease or  
1260 rental agreement for the dwelling unit that he or she occupies at the time  
1261 of such acceptance, without the penalty or liability for the remaining  
1262 term of the lease or rental agreement, upon giving thirty days' written  
1263 notice to the landlord of such dwelling unit.

1264 Sec. 23. Section 8-119h of the general statutes is repealed and the  
1265 following is substituted in lieu thereof (*Effective October 1, 2024*):

1266 Upon preliminary approval by the State Bond Commission pursuant  
1267 to the provisions of section 3-20, the state, acting by and through the  
1268 Commissioner of Housing, may enter into a contract or contracts with

1269 an authority, a municipal developer, a nonprofit corporation or a  
1270 housing partnership for state financial assistance for a congregate  
1271 housing project, in the form of capital grants, interim loans, permanent  
1272 loans, deferred loans or any combination thereof for application to the  
1273 development cost of such project or projects. A contract with an  
1274 authority, a municipal developer, a nonprofit corporation or a housing  
1275 partnership may provide that in the case of any loan made in  
1276 conjunction with any housing assistance funds provided by an agency  
1277 of the United States government, if such housing assistance funds  
1278 terminate prior to complete repayment of a loan made pursuant to this  
1279 section, the remaining balance of such loan may be converted to a capital  
1280 grant or decreased loan. Any such state assistance contract with an  
1281 authority, a municipal developer, a nonprofit corporation or a housing  
1282 partnership for a capital grant or loan entered into prior to the time  
1283 housing assistance funds became available from an agency of the United  
1284 States government, may, upon the mutual consent of the commissioner  
1285 and the authority, municipal developer, nonprofit corporation or  
1286 housing partnership, be renegotiated to provide for a loan or increased  
1287 loan in the place of a capital grant or loan or a part thereof, consistent  
1288 with the above conditions. Such capital grants or loans shall be in an  
1289 amount not in excess of the development cost of the project or projects,  
1290 including, in the case of grants or loans financed from the proceeds of  
1291 the state's general obligation bonds issued pursuant to any  
1292 authorization, allocation or approval of the State Bond Commission  
1293 made prior to July 1, 1990, administrative or other cost or expense to be  
1294 incurred by the state in connection therewith, as approved by said  
1295 commissioner. In anticipation of final payment of such capital grants or  
1296 loans, the state, acting by and through said commissioner and in  
1297 accordance with such contract, may make temporary advances to the  
1298 authority, municipal developer, nonprofit corporation or housing  
1299 partnership for preliminary planning expense or other development  
1300 cost of such project or projects. Any loan provided pursuant to this  
1301 section shall bear interest at a rate to be determined in accordance with  
1302 subsection (t) of section 3-20. Any such authority, municipal developer,  
1303 nonprofit corporation or housing partnership may, subject to the

1304 approval of the Commissioner of Housing, contract with any other  
1305 person approved by the Commissioner of Housing for the operation of  
1306 a project undertaken pursuant to this part. As used in this section,  
1307 "housing partnership" has the same meaning as provided in [subsection  
1308 (n) of] section 8-113a, as amended by this act.

1309 Sec. 24. Section 8-119l of the general statutes is repealed and the  
1310 following is substituted in lieu thereof (*Effective October 1, 2024*):

1311 The state, acting by and through the Commissioner of Housing, may  
1312 enter into a contract or contracts with an authority, a municipal  
1313 developer, a nonprofit corporation or a housing partnership for state  
1314 financial assistance in the form of a grant-in-aid for an operating cost  
1315 subsidy for state-financed congregate housing projects developed  
1316 pursuant to this part. In calculating the amount of the grant-in-aid, the  
1317 commissioner shall use adjusted gross income of tenants. As used in this  
1318 section, "adjusted gross income" means annual aggregate income from  
1319 all sources minus fifty per cent of all unreimbursable medical expenses  
1320 [. As used in this section,] and "housing partnership" has the same  
1321 meaning as provided in [subsection (n) of] section 8-113a, as amended  
1322 by this act.

1323 Sec. 25. (NEW) (*Effective October 1, 2024*) (a) As used in this section:

1324 (1) "Certificate holder" means any individual or family who has been  
1325 issued a rental assistance certificate by the commissioner pursuant to the  
1326 rental assistance program established pursuant to chapter 138a of the  
1327 general statutes;

1328 (2) "Commissioner" means the Commissioner of Housing;

1329 (3) "Housing" means any house or building, or portion thereof, that  
1330 is occupied, designed to be occupied or rented, leased or hired out to be  
1331 occupied, exclusively as a home or residence of one or more persons;

1332 (4) "Housing voucher" means any assistance issued to an individual  
1333 or a family pursuant to a housing voucher program;

1334 (5) "Housing voucher holder" means any person or family entitled to  
1335 participate in any housing voucher program other than the rental  
1336 assistance program;

1337 (6) "Housing voucher program" means any housing voucher  
1338 program, including any portion of the federal Housing Choice Voucher  
1339 Program, that is administered in whole or in part by the commissioner;

1340 (7) "Low-income family" means an individual or family whose  
1341 income does not exceed fifty per cent of the median family income for  
1342 the area of the state in which such family lives, as determined by the  
1343 commissioner; and

1344 (8) "Rental assistance program" or "program" means the rental  
1345 assistance program established by the commissioner pursuant to  
1346 chapter 138 of the general statutes.

1347 (b) The commissioner shall administer the rental assistance program  
1348 established pursuant to chapter 138a of the general statutes, and any  
1349 other housing voucher program, to promote housing choice for  
1350 certificate holders and housing voucher holders and to encourage racial  
1351 and economic integration.

1352 (c) Not less than annually, the commissioner shall undertake an  
1353 assessment, based on statistically representative rental housing survey  
1354 data selected by the commissioner, to determine if maximum rent  
1355 amounts provided for in the rental assistance program established  
1356 pursuant to chapter 138a of the general statutes, or other housing  
1357 voucher programs administered in whole or in part by the  
1358 commissioner, are sufficient to provide certificate holders and housing  
1359 voucher holders with housing opportunities in each municipality or zip  
1360 code in the state. If the commissioner finds such maximum rent amounts  
1361 are insufficient for such purpose, the commissioner shall adjust such  
1362 maximum rent levels so that such rent levels are sufficient for such  
1363 purpose. Such assessment shall be made publicly available on the  
1364 Internet web site of the Department of Housing.

1365 (d) Any certificate issued pursuant to chapter 138a of the general  
1366 statutes, and to the extent permissible by federal law, as applicable, any  
1367 housing voucher may be used for housing in any municipality in the  
1368 state. The commissioner shall inform certificate holders and housing  
1369 voucher holders that a certificate or housing voucher may be used in  
1370 any municipality and, to the extent practicable, the commissioner shall  
1371 assist certificate holders and housing voucher holders in finding  
1372 housing in the municipality of their choice.

1373 (e) The commissioner shall administer the program in a manner that  
1374 ensures that no certificate holder or housing voucher holder be  
1375 displaced as a result of the application of the provisions of subsection (f)  
1376 of section 8-345 of the general statutes.

1377 (f) The commissioner shall adopt regulations in accordance with the  
1378 provisions of chapter 54 of the general statutes to carry out the purposes  
1379 of this section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	New section
Sec. 2	<i>October 1, 2024</i>	New section
Sec. 3	<i>October 1, 2024</i>	New section
Sec. 4	<i>October 1, 2024</i>	New section
Sec. 5	<i>July 1, 2024, and applicable to taxable years commencing on and after July 1, 2024</i>	New section
Sec. 6	<i>October 1, 2024, and applicable to conveyances occurring on or after said date</i>	12-494
Sec. 7	<i>July 1, 2024, and applicable to sales occurring on or after July 1, 2024</i>	12-408(1)

Sec. 8	<i>July 1, 2024, and applicable to sales occurring on or after July 1, 2024</i>	12-411(1)
Sec. 9	<i>July 1, 2024</i>	4-66o
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>October 1, 2024, and applicable to assessment years on and after October 1, 2024</i>	12-81(4)
Sec. 12	<i>October 1, 2024</i>	8-39
Sec. 13	<i>October 1, 2024</i>	8-40
Sec. 14	<i>October 1, 2024</i>	8-44b
Sec. 15	<i>October 1, 2024</i>	8-50
Sec. 16	<i>October 1, 2024</i>	8-45a
Sec. 17	<i>October 1, 2024</i>	12-412(29)
Sec. 18	<i>October 1, 2024</i>	8-389
Sec. 19	<i>October 1, 2024</i>	12-631(9)
Sec. 20	<i>October 1, 2024</i>	8-113a
Sec. 21	<i>October 1, 2024</i>	8-116c(a)
Sec. 22	<i>October 1, 2024</i>	8-116d
Sec. 23	<i>October 1, 2024</i>	8-119h
Sec. 24	<i>October 1, 2024</i>	8-119l
Sec. 25	<i>October 1, 2024</i>	New section

**Statement of Legislative Commissioners:**

In Section 1(a)(7), "housing" was changed to "dwelling" for accuracy; in Section 3(a), "the" was changed to "each" for clarity and "annual" was added before "housing growth score" for accuracy; in Section 3(c), "for" was changed to "based on" for accuracy; Section 3(c)(8) was rewritten for clarity; in Section 3(f), "concerning" was changed to "necessary for" for clarity; Sections 4(a) and (b) and 5(b) and (d) were rewritten for clarity; in Section 5(g), "(c) and (k)" was changed to "(f) and (h)" for accuracy; in Section 6 the effective date was changed for consistency with standard drafting conventions and in Subsec. (b)(2) "to a purchaser who is an individual" was added for clarity; in Section 7(1)(J), before "units", "dwelling" was deleted for internal consistency; in Section 8(1)(J), before "units", "dwelling" was deleted for internal consistency; in Section 20(7), "herein" was changed to "in this section" for consistency with standard drafting conventions; and in Section 25(e), "such a way" was changed to "a manner" for clarity.

**HSG**      *Joint Favorable Subst.*