



General Assembly

**Substitute Bill No. 274**

January Session, 2019



**AN ACT REQUIRING THE ESTABLISHMENT OF THE LEARN HERE,  
LIVE HERE PROGRAM.**

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

1 Section 1. Section 32-4i of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective July 1, 2019*):

3 (a) The Commissioner of Economic and Community Development,  
4 in consultation with the Commissioner of Revenue Services and the  
5 president of the Connecticut State Colleges and Universities, [may]  
6 shall establish the Learn Here, Live Here program. Such program  
7 [may] shall provide an incentive for graduates of a public institution of  
8 higher education, private university or college, or health care training  
9 school in this state, or graduates from a technical education and career  
10 school, to buy a first home in the state. Persons who graduate on or  
11 after January 1, [2014] 2020, from such institutions, universities,  
12 colleges or schools and have a Connecticut adjusted gross income of  
13 not more than seventy-five thousand dollars during the taxable year  
14 may have their income tax liability, up to a maximum of two thousand  
15 five hundred dollars annually, segregated into the Connecticut first-  
16 time homebuyers account established pursuant to section 32-4j,  
17 provided not more than one million dollars from all program  
18 participants may be so segregated in any calendar year. After a period  
19 not exceeding ten years after graduation, any amounts so segregated

20 may be withdrawn by a participant for the purchase of a first home in  
21 the state. The Commissioner of Economic and Community  
22 Development [may] shall make payments in accordance with this  
23 section from said fund to the participants. For the purposes of this  
24 section, "health care training school" means a medical or dental school,  
25 chiropractic college, school or college of optometry, school or college of  
26 chiropody or podiatry, school of occupational therapy, hospital-based  
27 occupational school, school or college of naturopathy, school of dental  
28 hygiene, school of physical therapy or any other school or institution  
29 giving instruction in the healing arts.

30 (b) (1) After a period not exceeding ten years after the date of  
31 graduation, a participant in the program established pursuant to  
32 subsection (a) of this section may apply to the Commissioner of  
33 Economic and Community Development for a payment to be issued,  
34 on behalf of such participant, and used as the down payment on a  
35 house, which [must] shall be the first house such participant has  
36 bought, either singly or jointly. Such payment may be in an amount  
37 equal to the amount of segregated funds deposited on behalf of such  
38 participant. If the payment is less than such amount, any excess  
39 amount shall be deposited in the General Fund.

40 (2) If a participant ceases to live in the state at any time up to one  
41 year after [such date] the date on which the Commissioner of  
42 Economic and Community Development issued the payment to the  
43 participant, such participant shall repay one hundred per cent of the  
44 amount paid out. If a participant ceases to live in the state at any time  
45 up to two years after such [date] payment, such participant shall repay  
46 eighty per cent of the amount paid out. If a participant ceases to live in  
47 the state at any time up to three years after such [date] payment, such  
48 participant shall repay sixty per cent of the amount paid out. If a  
49 participant ceases to live in the state at any time up to four years after  
50 such [date] payment, such participant shall repay forty per cent of the  
51 amount paid out. If a participant ceases to live in the state at any time  
52 up to five years after such [date] payment, such participant shall repay

53 twenty per cent of the amount paid out. After five years, there is no  
 54 repayment obligation. Any amounts repaid under this subdivision  
 55 shall be deposited in the General Fund. The commissioner shall file a  
 56 lien against the title of the property purchased by the participant in the  
 57 amount of the payment issued by the commissioner on the date of  
 58 such purchase to secure the repayment of the amounts required  
 59 pursuant to this subdivision. The lien filed by the commissioner shall  
 60 take precedence over any subsequent transfer or encumbrances  
 61 recorded against the title of the property, including any mortgage lien  
 62 filed contemporaneously with the commissioner's lien, and shall expire  
 63 after a period of not less than five years from the participant's purchase  
 64 of the property.

65 (c) On or before December 1, [2012] 2019, the Commissioner of  
 66 Economic and Community Development [may] shall develop, within  
 67 available appropriations, a comprehensive public education program  
 68 to educate recent graduates of a public institution of higher education,  
 69 private university or college, or health care training school in the state,  
 70 or of a technical education and career school, about the program  
 71 established under this section for first-time home buyers. The public  
 72 education program shall include, but not be limited to, information  
 73 concerning life-time savings plans and information on the purchase of  
 74 a home. [If the commissioner develops such public education program,  
 75 the] The department shall begin to implement such program not later  
 76 than January 1, [2014] 2020.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2019	32-4i

**HED**      *Joint Favorable Subst.*

**APP**      *Joint Favorable*