



CT Real Estate Legislative Update



CT General Assembly 2024 Passed Bills

Prepared by Professor Kristen Haseney, J.D., [UConn Center for Real Estate and Urban Economic Studies](#)

Effective Upon Passage

[Public Act 24-68](#) H.B. No. 5290 [OLR Bill Analysis](#)

AN ACT CONCERNING VARIOUS REVISIONS TO THE PUBLIC HEALTH STATUTES. To implement the Department of Public Health's recommendations regarding various revisions to the public health statutes.

Section 16, when a private well is tested, those results are no longer confidential. Well test results may now be provided to current owner, a prospective property owner who has signed a purchase contract, a state agency's agent, and other people or entities when disclosure is needed for DPH or the local health authority to carry out their legal duties. New wells are no longer required to test for lead in the water, unless built for an existing structure. Property owners must provide well test results to the local health authority in the municipality where the property is located instead of DPH and the local health authority will determine if the well test results are satisfactory. Well water from new private and semi-public wells shall not be used for "domestic purposes" until it is deemed satisfactory by the local health authority. "Domestic purposes" is defined under the bill as "drinking, bathing, washing of clothes and dishes, cooking and other common household chores."

Section 17, Materials identified as "suspect asbestos containing materials," must be abated as outlined by statute. "Suspect asbestos containing materials," are defined by statute as "interior and exterior materials with a reasonable likelihood of containing asbestos due to their appearance, composition, and use."

[Public Act 24-10](#) H.B. No. 5222 [OLR Bill Analysis](#)

AN ACT ESTABLISHING A NO-WAKE ZONE ON THE PAWCATUCK RIVER AND AUTHORIZING THE PURCHASE OF CERTAIN RIPARIAN BUFFERS. To establish a no-wake-zone on the Pawcatuck River.

Sec. 2 - DEEP may acquire a conservation easement along rivers and streams. The property owner where the conservation easement is located must maintain a "vegetated condition" buffer, defined as "retention of native trees, shrubs and herbaceous cover in lieu of lawn, golf courses and athletic fields."

Effective upon passage, but the "slow-no-wake" section is effective July 1, 2024.

[Public Act 24-94](#) S.B. No. 192 [OLR Bill Analysis](#)

AN ACT ESTABLISHING A TASK FORCE TO STUDY THE IMPACT OF UNCLAIMED OR ABANDONED REAL PROPERTY ON MUNICIPALITIES.

To require the Office of Policy and Management to establish a working group to study the consequences of unclaimed or abandoned real property on the municipalities in which such property is located. [continued on next page]

2024 CT Legislative Session Bills Effective from Passage, continued

Public Act 24-94 continued

Dam owner must maintain the dam in a manner that doesn't endanger life or property, other than the owner's own property. DEEP may issue an order to the property owner to fix a dam that is causing or about to cause harm public safety or the environment, or the governor declares a state of emergency about the dam. Owner may contest the order at a hearing 10 days after the Notice from DEEP and a final decision is issued. If the DEEP Order prevails, and owner does not remedy, DEEP may fix it at owner's expense. Owner can be liable for double DEEP's expense to fix the dam if it is found owner was in violation of dam safety laws.

[Public Act 24-42](#) **H.B. No. 5227** **[OLR Bill Analysis](#)**

AN ACT CONCERNING THE RELEASE OF CERTAIN LIENS OF THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION. To require the Department of Energy and Environmental Protection to release liens within a certain period of time when such lien has been satisfied

To implement a process for anyone with an interest in real property to request a lien release when unreleased DEEP environmental clean-up liens have been satisfied. If all conditions are satisfied to release the lien, DEEP must provide a release within 60 days.

Effective June 1, 2024

[Public Act 24-86](#) **s.H.B. No. 5153** **[OLR Bill Analysis](#)**

AN ACT CONCERNING ELIGIBILITY FOR WORKFORCE HOUSING DEVELOPMENT PROJECTS. To modify the percentage of workforce housing opportunity development project units that shall be rented at market rate and to eligible workforce populations.

Increases the percentage of units in a workforce housing development project from 40% to 50% of the units are rented to the workforce population designated by the developer, decreasing market rate units to 40%, and affordable units remain at 10% of the total units at the property.

Effective July 1, 2024

[Public Act 24-108](#) **S.B. No. 426** **[OLR Bill Analysis](#)**

AN ACT CONCERNING COURT OPERATIONS AND ADMINISTRATIVE PROCEEDINGS. To make various changes to statutes relating to: (1) The duties of the Chief Court Administrator, (2) certain court processes and procedures, (3) duties undertaken by attorneys, and (4) entities operating under the auspices of the Judicial Branch.

Section 8 Effective July 1, 2024, amends CGS Sec. 47a-35a

Outlines the process when an appeal is filed regarding a Judgment entered against a tenant in a summary process (eviction) proceeding.

Section 29 Effective October 1, 2024, amends CGS Sec. 52-380a

Requires a Judgment Creditor who filed a foreclosure against the real property that it has a lien on, to inform the real property owner of the availability of Judicial foreclosure mediation.

2024 CT Legislative Session Bills Effective July 1, 2024, continued

[Public Act 24-18](#) **s.H.B. No. 5288** **[OLR Bill Analysis](#)**

AN ACT ALIGNING STATE LAW WITH FEDERAL LAW CONCERNING SERVICE ANIMALS. To (1) align state law with federal law concerning service animals, and (2) within available appropriations, make available through the Commission on Human Rights and Opportunities educational materials concerning service animals, emotional support animals and therapy animals.

Section 12, allows an owner of a place of public accommodation, as defined by statute, to inquire about an animal's service role when not readily apparent, as permitted under this statute. Section 15, Connecticut Commission on Human Rights and Opportunities (CHRO) to post educational information on their website about service animals, emotional support animals, and therapy animals.

[Public Act 24-101](#) **s.S.B. No. 201** **[OLR Bill Analysis](#)**

AN ACT CONCERNING UNFAIR REAL ESTATE LISTING AGREEMENTS AND THE CONNECTICUT UNFAIR TRADE PRACTICES ACT. To: (1) Provide that no person doing business in this state shall advertise, display or offer any price in trade or commerce unless such price clearly and conspicuously discloses the total price; (2) prohibit unfair service agreements; (3) require certain service providers to record notice concerning certain service agreements; and (4) implement the Attorney General's recommendations concerning (A) the New Home Construction Guaranty Fund, and (B) the Connecticut Unfair Trade Practices Act.

Residential listing agreements may not bind future owners of a property. Any residential listing agreements filed on the land records before June 30, 2024 must re-record by July 31, 2024 to be valid and enforceable. Sets forth a statutory definition of "unfair listing agreement" and makes it a CUTPA (CT Unfair Trade Practices Act) violation with penalties set by statute.

[Public Act 24-132](#) **s.H.B. No. 5273** **[OLR Bill Analysis](#)**

AN ACT CONCERNING THE RECOMMENDATIONS OF THE INTERGOVERNMENTAL POLICY AND PLANNING DIVISION WITHIN THE OFFICE OF POLICY AND MANAGEMENT, AUDITS AND MUNICIPAL FINANCE. To implement the recommendations of the Intergovernmental Policy and Planning Division within the Office of Policy and Management concerning assessment, tax collection, revaluation, discretionary funding, the regional performance incentive program, the renters' rebate program and the elimination of obsolete sections.

Section 8, changes the date of filing from October 1 to Sept. 30 for the rental rebate program for renters over 65 and renters under 65 with permanent total disability.

Effective October 1, 2024

[Public Act 24-33](#) **s.H.B. No. 5300** **[OLR Bill Analysis](#)**

AN ACT CONCERNING THE INVEST CT FUND PROGRAM. To authorize the Commissioner of Economic and Community Development to consider certain businesses that do not have their principal business operations in Connecticut to be eligible businesses under the Invest CT fund program.

Tax credits via the Invest CT fund are now available to businesses that have a principal place of business outside CT and also meet maximum staff and profit requirements.

[Public Act 24-46](#) s.H.B. No. 5491 [OLR Bill Analysis](#)

AN ACT ESTABLISHING A PROPERTY TAX EXEMPTION FOR VETERANS WHO HAVE A SERVICE-CONNECTED PERMANENT AND TOTAL DISABILITY RATING. To establish a property tax exemption for veterans who have a service-connected permanent and total disability rating as determined by the United States Department of Veterans Affairs.

All former members of the armed services with permanent and total disability are eligible for complete property tax exemption on their CT primary residence, or a motor vehicle if no real property is owned. This is transferrable upon death to a spouse, unmarried partner who resided with the armed services member, or minor children.

[Public Act 24-144](#) s.H.B. No. 5507 [OLR Bill Analysis](#)

AN ACT CONCERNING CERTAIN PROCEEDINGS RELATING TO ELECTRIC TRANSMISSION LINES AND THE MEMBERSHIP AND PROCESSES OF THE CONNECTICUT SITING COUNCIL. To amend a statutory provision relating to the rights of parties and intervenors in proceedings before the Siting Council relating to the construction of electric transmission lines.

Specifically Sec. 9. Changing Subsection (c) of CGS 16-50z

Increases the required of notice to a property owner from 30 to 60 days before condemnation (Eminent Domain) by a public service company. The company must notify the property owner at least 60 days before the condemnation date by certified mail, with the envelope marked in bold using twelve-point size or larger font, with the statement "NOTICE REGARDING POTENTIAL CONDEMNATION OF YOUR PROPERTY". Also adds a 30 day time frame from date owner receives this Notice to dispute the condemnation to the Connecticut Siting Council.

[Public Act 24-143](#) H.B. No. 5474 [OLR Bill Analysis](#)

AN ACT CONCERNING MUNICIPAL APPROVALS FOR HOUSING DEVELOPMENT, FINES FOR VIOLATIONS OF LOCAL ORDINANCES, REGULATION OF SHORT-TERM RENTALS, RENTAL ASSISTANCE PROGRAM ADMINISTRATION, NOTICES OF RENT INCREASES AND THE HOUSING ENVIRONMENTAL IMPROVEMENT REVOLVING LOAN AND GRANT FUND. To require municipalities to submit annual reports to the State Responsible Growth Coordinator concerning residential building permit applications submitted, approved and denied by such municipality.

Section 1, The Department of Economic and Community Development (DECD) must send a questionnaire about residential permits to every municipality, who may choose to complete it, and all questionnaires received back by DECD must be published to the DECD website.

Section 3, nursing homes may be converted to multifamily "as of right" using a "summary review" to streamline the process with a turnaround timeline of 65 days the municipal zoning board must review and decide on the request for the property conversion. The conversion

cannot include a total demolition of the structure, must be in compliance with all zoning regulations and does not require a, variance, special permit or exception, or any other discretionary zoning action

Section 4, state surplus land may be used for low and moderate income housing development.

Section 6, increase on the length of time municipalities may freeze tax assessments on land being developed for certain purposes or already developed from 10 years to 30 years. Uses may include office, retail, or manufacturing uses; warehouse, storage, or distribution; structured multilevel parking supporting a mass transit system; information technology; recreation facilities; transportation facilities; mixed use; and health systems. [continued on next page]

Public Act 24-143, continued

Section 7, municipalities may adopt local ordinances regulating the use of short term rental properties of 30 days or less.

Section 8, unpaid zoning fines are now a lien on the subject property effective as of the date of the fine, The lien has priority over all other liens and encumbrances on title filed after July 1, 1997, except taxes.

Section 9, when the rent or carrying costs of a low or moderate income housing development are governmentally regulated, a municipality must assess the property using the capitalized value of “net rental income,” rather than fair market value. “Net rental income” is defined under the statute as rents received minus all operating expenses, carrying charges and property taxes.

Sections 10-12, municipalities that have adopted “as of right” (streamlined) zoning for middle income housing developments 0.25 Housing Unit Equivalent points per unit towards the CGS Sec. 8-30g affordable housing statute requirements.

Section 13, increases the maximum allowable rent for the state Rental Assistance Program (RAP) to match the Federal Housing Choice Voucher program (HCV) fair market rent if the HCV rent for that unit is higher.

Section 17, landlords are required to give a tenant at least 45 days notice of a rent increase before it can take effect, and the increase can not take effect during the existing term of the lease. For leases of one month or less, the advanced notice must be the full length of the lease.

Effective January 1, 2025

[Public Act 24-111](#) S.B. No. 428 [OLR Bill Analysis](#)

AN ACT CONCERNING BUSINESS REGISTRATIONS FILED WITH THE SECRETARY OF THE STATE. To make changes to statutes affecting business registrations with the Secretary of the State.

Sets limits to trade names, including a 5 year time frame the trade name registration is valid, and to renew a trade name certificate it must be completed as early as 6 months before the trade name certificate expiration date, and no later than the certificate expiration date. All trade name certificates issued prior to January 1, 2025, expire on December 31, 2029, unless renewed as outlined in this statute.

[Public Act 24-8](#) s.H.B. No. 5005 [OLR Bill Analysis](#)

AN ACT EXPANDING PAID SICK DAYS IN THE STATE. To require the Labor Commissioner to study the state's paid sick day statutes.

Expands the number of paid sick days for employers with 25 or more employees in 2025, 11 or more employees in 2026, and 1 or more employees in 2027. Time off is accrued at a rate of 1 hour of time off for every 30 hours worked (decreased from 1 hour for every 40 hours worked).