



General Assembly

**Substitute Bill No. 11**

February Session, 2024



**AN ACT CONCERNING CONNECTICUT RESILIENCY PLANNING AND PROVIDING MUNICIPAL OPTIONS FOR CLIMATE RESILIENCE.**

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

1 Section 1. (NEW) (*Effective July 1, 2024*) As used in this section and  
2 sections 2 to 10, inclusive, of this act unless the context otherwise  
3 requires:

4 (1) "Captured assessed value" means the amount, as a percentage or  
5 stated sum, of increased assessed value that is utilized from year to year  
6 to finance project costs pursuant to the district master plan.

7 (2) "Clean energy project" means a renewable energy project that  
8 utilizes Class I renewable sources, as defined in section 16-1 of the  
9 general statutes.

10 (3) "Current assessed value" means the assessed value of all taxable  
11 real property within a resiliency improvement district as of October first  
12 of each year that the resiliency improvement district remains in effect.

13 (4) "District master plan" means a statement of means and objectives  
14 prepared by the municipality, or two or more municipalities acting  
15 jointly under an interlocal agreement, relating to a resiliency  
16 improvement district that is designed to (A) reduce the risk of, or  
17 exposure to, extreme events, hazards and the effects of climate change,

18 (B) support economic development, (C) provide housing opportunities  
19 in existing residential areas, (D) improve or broaden the tax base, and  
20 (E) construct or improve the physical facilities and structures necessary  
21 for resilience projects, environmental infrastructure or clean energy  
22 projects, or any combination thereof, as described in section 4 of this act.

23 (5) "Environmental infrastructure" has the same meaning as provided  
24 in section 16-245n of the general statutes.

25 (6) "Financial plan" means a statement of the project costs and sources  
26 of revenue required to accomplish the district master plan.

27 (7) "Increased assessed value" means the valuation amount by which  
28 the current assessed value of a resiliency improvement district exceeds  
29 the original assessed value of the resiliency improvement district. If the  
30 current assessed value is equal to or less than the original assessed  
31 value, there is no increased assessed value.

32 (8) "Increased savings" means the valuation amount by which the  
33 current cost of any existing insurance premium, or other premium,  
34 surcharge or other fee identified within the resiliency improvement  
35 district may be reduced after the implementation of such district,  
36 resulting in a monetary savings to a resident of, or a business located in,  
37 such district.

38 (9) "Joint resiliency improvement district" means a resiliency  
39 improvement district established by two or more contiguous  
40 municipalities that have entered into an interlocal agreement in  
41 accordance with sections 7-339a to 7-339l, inclusive, of the general  
42 statutes.

43 (10) "Maintenance and operation" means all activities necessary to  
44 maintain facilities after they have been developed and all activities  
45 necessary to operate such facilities, including, but not limited to,  
46 informational, promotional and educational programs and safety and  
47 surveillance activities.

48 (11) "Municipality" means a town, city, borough, consolidated town  
49 and city or consolidated town and borough.

50 (12) "Original assessed value" means the assessed value of all taxable  
51 real property within a resiliency improvement district as of October first  
52 of the tax year preceding the year in which the resiliency improvement  
53 district was established by the legislative body of a municipality.

54 (13) "Project costs" means any expenditures or monetary obligations  
55 incurred or expected to be incurred that are authorized by section 6 of  
56 this act and included in a district master plan.

57 (14) "Resilience" has the same meaning as provided in section 16-243y  
58 of the general statutes.

59 (15) "Resilience project" means a project, including a capital project,  
60 that is designed and implemented to address climate change mitigation,  
61 adaptation or resilience, including, but not limited to, the following:

62 (A) A project that mitigates the effects of river, bay or sea level rise,  
63 or rising groundwater, including wetlands or marsh restoration,  
64 riparian buffers, vegetated dunes, living shorelines, erosion control,  
65 road elevation, levees or other flood structures;

66 (B) A project that mitigates the effects of extreme heat or the urban  
67 heat island effect, including increasing shade, deploying building and  
68 surface materials designed to reflect or absorb less heat, using pavement  
69 materials designed to reflect or absorb less heat, constructing,  
70 improving or modifying new or existing facilities or increasing access to  
71 cooling opportunities;

72 (C) A project that mitigates the effects of drought, including the  
73 repurposing of land for multiple uses, the reduction of impervious  
74 surfaces, groundwater replenishment or groundwater storage, or a  
75 combination of such uses; or

76 (D) A project intended to reduce the risk of flooding, including  
77 structure elevation or relocation, wetlands restoration, flood easements

78 or bypasses, riparian buffers or levees.

79 (16) "Tax increment" means real property taxes assessed by a  
80 municipality upon the increased assessed value of property in the  
81 resiliency improvement district.

82 (17) "Resiliency improvement district" means an area wholly within  
83 the corporate limits of one or more municipalities that has been  
84 established and designated as such pursuant to section 2 of this act and  
85 that is to be developed under a district master plan.

86 (18) "Tax year" means the period of time beginning on July first and  
87 ending on the succeeding June thirtieth.

88 Sec. 2. (NEW) (*Effective July 1, 2024*) (a) Any municipality may, by  
89 vote of its legislative body, establish a resiliency improvement district  
90 located wholly within the boundaries of such municipality in  
91 accordance with the requirements of this section and sections 3 to 10,  
92 inclusive, of this act. If a municipality is governed by a home rule  
93 charter, and such charter prohibits the establishment of a resiliency  
94 improvement district, such municipality shall not establish such district.  
95 Except as provided in subsection (d) of this section, the establishment of  
96 a resiliency improvement district approved by such municipality shall  
97 be effective upon the concurrent approval of such district and the  
98 adoption of a district master plan pursuant to section 4 of this act.

99 (b) Within a resiliency improvement district, and consistent with the  
100 district master plan, the municipality, in addition to powers granted to  
101 such municipality under the Constitution of the state of Connecticut, the  
102 general statutes, the provisions of any special act or sections 3 to 10,  
103 inclusive, of this act shall have the following powers:

104 (1) To acquire, construct, reconstruct, improve, preserve, alter,  
105 extend, operate or maintain property or promote development intended  
106 to meet the objectives of the district master plan. The municipality may  
107 acquire property, land or easements through negotiation or by other  
108 means authorized for any municipality under the general statutes;

109 (2) To execute and deliver contracts, agreements and other  
110 documents relating to the operation and maintenance of the resiliency  
111 improvement district;

112 (3) To issue bonds and other obligations of the municipality in  
113 accordance with the provisions set forth in section 8 of this act;

114 (4) Acting through its board of selectmen, town council or other  
115 governing body of such municipality, to enter into written agreements  
116 with a taxpayer that fixes the assessment of real property located within  
117 a resiliency improvement district, provided (A) the term of such  
118 agreement shall not exceed thirty years from the date of the agreement;  
119 and (B) the agreed assessment for such real property plus future  
120 improvements shall not be less than the assessment of the real property  
121 as of the last regular assessment date without such future  
122 improvements. Any such agreement shall be recorded in the land  
123 records of the municipality. The recording of such agreement shall  
124 constitute notice of the agreement to any subsequent purchaser or  
125 encumbrancer of the property or any part of it, whether voluntary or  
126 involuntary, and such agreement shall be binding upon any subsequent  
127 purchaser or encumbrancer. If the municipality claims that the taxpayer  
128 or a subsequent purchaser or encumbrancer has violated the terms of  
129 such agreement, the municipality may bring an action in the superior  
130 court for the judicial district in which the municipality is located to  
131 enforce such agreement;

132 (5) To accept grants, advances, loans or other financial assistance  
133 from the federal government, the state, private entities or any other  
134 source, including, but not limited to, such funds as allowable from  
135 sections 7-159d, 22a-498 and 25-85 of the general statutes, and undertake  
136 any additional actions necessary or desirable to secure such financial  
137 aid; and

138 (6) Upon such terms as the municipality determines, to furnish  
139 services or facilities, provide property, lend, grant or contribute funds  
140 and take any other action such municipality is authorized to perform for

141 any other purposes.

142 (c) The resiliency improvement district may be dissolved or the  
143 boundaries of such district may be modified upon the vote of the  
144 legislative body of the municipality, except that the resiliency  
145 improvement district may not be dissolved nor may the boundaries of  
146 the resiliency improvement district be decreased if any bonds or other  
147 indebtedness authorized and issued by the municipality under sections  
148 3 to 10, inclusive, of this act remain outstanding. Notwithstanding the  
149 provisions of this subsection, outstanding obligation bonds of the  
150 municipality secured solely by the full faith and credit of the  
151 municipality shall not preclude the dissolution of, or the decrease of the  
152 boundaries of, a resiliency improvement district.

153 (d) Two or more contiguous municipalities may enter into an  
154 interlocal agreement in accordance with sections 7-339a to 7-339l,  
155 inclusive, of the general statutes, to establish a joint resiliency  
156 improvement district and adopt a district master plan for a district that  
157 consists of contiguous properties partially located in each such  
158 municipality. Such interlocal agreement shall be adopted prior to the  
159 establishment of any such joint district and the adoption of a district  
160 master plan for such district. A joint resiliency improvement district  
161 shall be deemed established upon the concurrent approval of such  
162 district and the adoption of a district master plan by the legislative  
163 bodies of all of the municipalities participating in the interlocal  
164 agreement.

165 (e) The interlocal agreement under which two or more contiguous  
166 municipalities establish a joint resiliency improvement district shall  
167 apportion any power, right, duty or obligation granted to, or required  
168 of, any municipality under the provisions of sections 3 to 10, inclusive,  
169 of this act among the municipalities participating in the interlocal  
170 agreement.

171 (f) Nothing in this section shall be construed to limit the power  
172 granted to a municipality pursuant to any provision of the general

173 statutes or any special act to offer, enter into or modify any tax  
174 abatement for real property located in a resiliency improvement district  
175 if such real property contains one or more units of affordable housing,  
176 as defined in section 8-39a of the general statutes.

177       Sec. 3. (NEW) (*Effective July 1, 2024*) Prior to the establishment of a  
178 resiliency improvement district and approval of a district master plan  
179 for such district, the legislative body of the municipality, or the board of  
180 selectmen in the case of a municipality in which the legislative body is a  
181 town meeting, shall:

182       (1) Consider whether the proposed resiliency improvement district  
183 and district master plan will contribute to the well-being of the  
184 municipality or to the betterment of the health, welfare or safety of the  
185 inhabitants of the municipality;

186       (2) Transmit the proposed district master plan to the planning  
187 commission of the municipality, if any, requesting a study of the  
188 proposed district master plan and a written advisory opinion, which  
189 shall include a determination on whether the proposed plan is  
190 consistent with the plan of conservation and development of the  
191 municipality adopted under section 8-23 of the general statutes, as  
192 amended by this act;

193       (3) Hold at least one public hearing on the proposal to establish a  
194 resiliency improvement district and to adopt the proposed district  
195 master plan. Notice of the hearing shall be published not less than ten  
196 days prior to such hearing in a conspicuous place on the Internet web  
197 site of the municipality, or the municipalities acting jointly pursuant to  
198 an interlocal agreement, with the date and time such notice was so  
199 posted, and such notice shall include (A) the date, time and place of such  
200 hearing, (B) the legal description of the boundaries of the proposed  
201 resiliency improvement district, and (C) the draft district master plan,  
202 which plan shall be made available for physical review and posted  
203 electronically on the Internet web site of any applicable municipality;  
204 and

205 (4) Determine whether the proposed resiliency improvement district  
206 meets the following conditions:

207 (A) The district contains an area that experiences or is likely to  
208 experience adverse impacts from hazards or climate change, including,  
209 but not limited to, sea level rise, rising groundwater, extreme heat,  
210 drought or flooding;

211 (B) The district has been identified in a municipal hazard mitigation  
212 plan, local plan of conservation and development, regional plan of  
213 conservation and development or has been identified by another related  
214 planning process;

215 (C) The plan demonstrates a reduction of risk in the district from such  
216 identified adverse impacts from hazards or climate change;

217 (D) A portion of the real property within the district shall be suitable  
218 for commercial, industrial, mixed-use or retail uses or transit-oriented  
219 development;

220 (E) In the case of existing residential use, provides for the replacement  
221 of, or renovation to, residential buildings in the district, if the district is  
222 in a flood zone or within the boundaries of sea level rise as determined  
223 by the requirements of section 25-680 of the general statutes, as  
224 amended by this act, to include a height standard of not less than two  
225 feet of freeboard above the base flood elevation, or as designated by the  
226 state building code or municipal building requirements, whichever  
227 imposes a greater height standard, and whether construction of or  
228 renovation to commercial or industrial buildings shall be flood-proofed  
229 or elevated;

230 (F) Provides for vehicle access to residential buildings in the district  
231 if the district is in a flood zone or is impacted by sea level rise, pursuant  
232 to section 25-680 of the general statutes, as amended by this act, at a  
233 height of two feet above base flood elevation;

234 (G) The proposed district will not increase the vulnerability and risk



235 to properties adjacent to the district or increase the risk to other hazards  
236 within the district; and

237 (H) The original assessed value of a proposed resiliency  
238 improvement district plus the original assessed value of all existing tax  
239 increment districts within the relevant municipalities may not exceed  
240 ten per cent of the total value of taxable property within the  
241 municipalities as of October first of the year immediately preceding the  
242 establishment of the tax increment district. Excluded from the  
243 calculation in this subparagraph is any tax increment district established  
244 on or after October 1, 2015, that consists entirely of contiguous property  
245 owned by a single taxpayer. For the purpose of this subdivision,  
246 "contiguous property" includes a parcel or parcels of land divided by a  
247 road, power line, railroad line or right-of-way.

248 Sec. 4. (NEW) (*Effective July 1, 2024*) (a) In connection with the  
249 establishment of a resiliency improvement district, the legislative body  
250 of a municipality shall adopt a district master plan for each resiliency  
251 improvement district and a statement of the percentage or stated sum  
252 of increased assessed value to be designated as captured assessed value  
253 in accordance with such plan. Such legislative body shall adopt such  
254 plan after receipt of a written advisory opinion from the planning  
255 commission or combined planning and zoning commission of the  
256 municipality pursuant to section 3 of this act or ninety days after such  
257 request was made, whichever is earlier. The district master plan shall be  
258 adopted at the same time that the resiliency improvement district is  
259 established as part of the resiliency improvement district adoption  
260 proceedings set forth in sections 2 to 10, inclusive, of this act.

261 (b) The district master plan shall include: (1) The legal description of  
262 the boundaries of the resiliency improvement district; (2) a list of the tax  
263 identification numbers for all lots or parcels within the resiliency  
264 improvement district; (3) a description of the present condition and uses  
265 of all land and buildings within the resiliency improvement district and  
266 how the construction or improvement of physical facilities or structures  
267 will reduce or eliminate risk from any existing or expected hazards; (4)

268 a description of the existing or expected hazards facing the district; (5) a  
269 description of the public facilities, improvements or programs within  
270 the resiliency improvement district anticipated to be undertaken and  
271 financed in whole or in part; (6) in the event of existing residential use  
272 within the resiliency improvement district, a plan for the rehabilitation,  
273 construction or replacement of any such existing housing in accordance  
274 with the state's consolidated plan for housing and community  
275 development prepared pursuant to section 8-37t of the general statutes  
276 and the state plan of conservation and development prepared pursuant  
277 to chapter 297 of the general statutes, which plan shall also include  
278 meaningful efforts to reduce displacement plans; (7) a financial plan in  
279 accordance with subsection (c) of this section; (8) a plan for the proposed  
280 maintenance and operation of the resiliency improvements after the  
281 improvements are completed; and (9) the maximum duration of the  
282 resiliency improvement district, which may not exceed a total of fifty tax  
283 years beginning with the tax year in which the resiliency improvement  
284 district is established.

285 (c) The financial plan in a district master plan shall include: (1) Cost  
286 estimates for the public improvements and developments anticipated in  
287 the district master plan; (2) cost estimates to support relocation or  
288 temporary housing for displaced residents; (3) the maximum amount of  
289 indebtedness to be incurred to implement the district master plan; (4)  
290 sources of anticipated revenues, including, but not limited to, increased  
291 savings, fees, assessments, grants or other sources; (5) a description of  
292 the terms and conditions of any agreements, including any anticipated  
293 savings agreements, assessment agreements, contracts or other  
294 obligations related to the district master plan; (6) estimates of increased  
295 assessed values and estimates of increased savings of the resiliency  
296 improvement district; and (7) the portion of the increased assessed  
297 values and increased savings to be applied to the district master plan as  
298 captured assessed values and resulting tax increments in each year of  
299 the plan.

300 (d) The district master plan may be amended from time to time by  
301 the legislative body of each applicable municipality. Such legislative

302 body shall review the district master plan not less than once every ten  
303 years after the initial approval of the resiliency improvement district  
304 and the district master plan in order for the resiliency improvement  
305 district and the district master plan to remain in effect, provided no such  
306 district may be dissolved for the failure to comply with this section if  
307 any bonds or other indebtedness authorized and issued by the  
308 municipality under sections 2 to 10, inclusive, of this act remain  
309 outstanding. With respect to any district master plan that includes  
310 development that is funded in whole or in part by federal funds, the  
311 provisions of this subsection shall not apply to the extent that such  
312 provisions are prohibited by federal law.

313       Sec. 5. (NEW) (*Effective July 1, 2024*) (a) In the district master plan,  
314 each applicable municipality may designate all or part of the tax  
315 increment revenues generated from the increased assessed value and all  
316 or part of any additional revenue resulting from the increased savings  
317 of a resiliency improvement district for the purpose of financing all or  
318 part of the implementation of the district master plan, and, in the case  
319 of any existing or planned residential use in such district, the percentage  
320 of such revenue necessary to rehabilitate, construct or replace dwellings  
321 for such use and to preserve, increase or improve access to affordable  
322 housing, as defined in section 8-39a of the general statutes, within the  
323 municipality, either within or adjacent to such district. The amount of  
324 tax increment revenues to be designated shall be determined by  
325 designating the captured assessed value, subject to any assessment  
326 agreements.

327       (b) On or after the establishment of a resiliency improvement district  
328 and the adoption of a district master plan, the assessor of the  
329 municipality in which such district is located shall certify the original  
330 assessed value of the taxable real property within the boundaries of the  
331 resiliency improvement district. Each year after the establishment of a  
332 resiliency improvement district, the assessor shall certify the amount of  
333 the (1) current assessed value; (2) amount by which the current assessed  
334 value has increased or decreased from the original assessed value,  
335 subject to any assessment agreements; and (3) amount of the captured

336 assessed value. Nothing in this subsection shall be construed to  
337 authorize the unequal apportionment or assessment of the taxes to be  
338 paid on real property in the municipality. Subject to any assessment  
339 agreements, an owner of real property within the resiliency  
340 improvement district shall pay real property taxes apportioned equally  
341 with real property taxes paid elsewhere in such municipality.

342 (c) If a municipality has designated captured assessed value under  
343 subsection (a) of section 4 of this act:

344 (1) Each applicable municipality shall establish a district master plan  
345 fund that consists of: (A) A project cost account that is pledged to and  
346 charged with the payment of project costs that are outlined in the  
347 financial plan, including the reimbursement of project cost expenditures  
348 incurred by a public body, which public body may be the municipality,  
349 a developer, any property owner or any other third-party entity, and  
350 that are paid in a manner other than as described in subparagraph (B)  
351 of this subdivision; and (B) in instances of indebtedness issued by the  
352 municipality in accordance with section 8 of this act to finance or  
353 refinance project costs, a development sinking fund account that is  
354 pledged to and charged with the (i) payment of the interest and  
355 principal as the interest and principal fall due, including any  
356 redemption premium; (ii) payment of the costs of providing or  
357 reimbursing any provider of any guarantee, letter of credit, policy of  
358 bond insurance or other credit enhancement device used to secure  
359 payment of debt service on any such indebtedness; and (iii) funding any  
360 required reserve fund;

361 (2) The municipality shall annually set aside all tax increment  
362 revenues on captured assessed values and deposit all such revenues to  
363 the appropriate district master plan fund account established under  
364 subdivision (1) of this subsection in the following order of priority: (A)  
365 To the development sinking fund account, an amount sufficient,  
366 together with estimated future revenues to be deposited to the account  
367 and earnings on the amount, to satisfy all annual debt service on the  
368 indebtedness issued in accordance with section 8 of this act and the

369 financial plan, except for general obligation bonds of the municipality  
370 secured solely by the full faith and credit of the municipality; and (B) to  
371 the project cost account, all such remaining tax increment revenues on  
372 captured assessed values;

373 (3) The municipality shall make transfers between district master  
374 plan fund accounts established under subdivision (1) of this subsection,  
375 provided the transfers do not result in a balance in either account that is  
376 insufficient to cover the annual obligations of each respective account;

377 (4) The municipality may, at any time during the term of the  
378 resiliency improvement district, by vote of the legislative body of the  
379 municipality, return to the municipal general fund any tax increment  
380 revenues remaining in either account established under subdivision (1)  
381 of this subsection that exceeds those estimated to be required to satisfy  
382 the obligations of the account after taking into account any transfer  
383 made under subdivision (3) of this subsection; and

384 (5) Any account or fund established pursuant to subdivision (1) of  
385 this subsection shall be audited annually by an independent auditor  
386 who is a public accountant licensed to practice in this state and who  
387 meets the independence standards included in generally accepted  
388 government auditing standards. A report of such audit shall be open to  
389 public inspection. Certified copies of such audit shall be provided to the  
390 State Auditors of Public Accounts.

391 Sec. 6. (NEW) (*Effective July 1, 2024*) Costs authorized for payment  
392 from a district master plan fund, established pursuant to section 5 of this  
393 act shall be limited to:

394 (1) Costs of improvements made within the resiliency improvement  
395 district, including, but not limited to, (A) capital costs, including, but not  
396 limited to, (i) the acquisition or construction of land, improvements,  
397 infrastructure, measures designed to improve resilience, environmental  
398 infrastructure, clean energy projects, public ways, parks, buildings,  
399 structures, railings, signs, landscaping, plantings, curbs, sidewalks,  
400 turnouts, recreational facilities, structured parking, transportation

401 improvements, pedestrian improvements and other related  
402 improvements, fixtures and equipment for public or private use, (ii) the  
403 demolition, alteration, remodeling, repair or reconstruction of existing  
404 buildings, structures and fixtures, (iii) environmental remediation, (iv)  
405 site preparation and finishing work, and (v) all fees and expenses  
406 associated with the capital cost of such improvements, including, but  
407 not limited to, licensing and permitting expenses and planning,  
408 engineering, architectural, testing, legal and accounting expenses; (B)  
409 financing costs, including, but not limited to, closing costs, issuance  
410 costs, reserve funds and capitalized interest; (C) real property assembly  
411 costs; (D) costs of technical and marketing assistance programs; (E)  
412 professional service costs, including, but not limited to, licensing,  
413 architectural, planning, engineering, development and legal expenses;  
414 (F) maintenance and operation costs; (G) administrative costs,  
415 including, but not limited to, reasonable charges for the time spent by  
416 municipal employees, other agencies or third-party entities in  
417 connection with the implementation of a district master plan; and (H)  
418 organizational costs relating to the planning and the establishment of  
419 the resiliency improvement district, including, but not limited to, the  
420 costs of conducting environmental impact and other studies and the  
421 costs of informing the public about the creation of resiliency  
422 improvement districts and the implementation of the district master  
423 plan;

424 (2) Costs of improvements that are made outside the resiliency  
425 improvement district but are directly related to or are made necessary  
426 by the establishment or operation of the resiliency improvement district,  
427 including, but not limited to, (A) that portion of the costs reasonably  
428 related to the construction, alteration or expansion of any facilities not  
429 located within the resiliency improvement district that are required due  
430 to improvements or activities within the resiliency improvement  
431 district, including, but not limited to, roadways, traffic signalization,  
432 easements, sewage treatment plants, water treatment plants or other  
433 environmental protection devices, storm or sanitary sewer lines, water  
434 lines, electrical lines, improvements to fire stations and street signs; (B)

435 costs of public safety and public school improvements made necessary  
436 by the establishment of the resiliency improvement district; and (C)  
437 costs of funding to mitigate any adverse impact of the resiliency  
438 improvement district upon the municipality and its constituents; and

439 (3) Costs related to environmental improvement projects developed  
440 by the municipality related to the resiliency improvement district.

441 Sec. 7. (NEW) (*Effective July 1, 2024*) (a) (1) Notwithstanding any  
442 provision of the general statutes, whenever a municipality constructs,  
443 improves, extends, equips, rehabilitates, repairs, acquires or provides a  
444 grant for any public improvements within a resiliency improvement  
445 district or finances the cost of such public improvements, the proportion  
446 of such cost or estimated cost of such public improvements and  
447 financing thereof, as determined by the municipality, may be assessed  
448 by the municipality, as a benefit assessment, in the manner prescribed  
449 by such municipality, upon the real property within the resiliency  
450 improvement district that is benefited by such public improvements.  
451 The municipality may provide for the payment of such benefit  
452 assessments in annual installments, not exceeding fifty years, and may  
453 forgive such benefit assessments in any given year without causing the  
454 remainder of installments of benefit assessments to be forgiven. Benefit  
455 assessments on real property where buildings or structures are  
456 constructed or expanded after the initial benefit assessment may be  
457 assessed as if the new or expanded buildings or structures on such real  
458 property existed at the time of the original benefit assessment.

459 (2) Any benefit assessment shall be adopted and revised by the  
460 municipality not less than annually and not more than sixty days before  
461 the beginning of the fiscal year. If any benefit assessment is assessed and  
462 levied prior to the acquisition or construction of the public  
463 improvements, the amount of any such assessment may be adjusted to  
464 reflect the actual cost of such public improvements, including all  
465 financing costs, once such public improvements are complete, if the  
466 actual cost is greater than or less than the estimated costs.

467 (b) Before estimating and making a benefit assessment under  
468 subsection (a) of this section, the municipality shall hold not less than  
469 one public hearing on such municipality's schedule of benefit  
470 assessments or any revision thereof. Notice of such hearing shall be  
471 published not less than ten days before such hearing in a conspicuous  
472 place on the Internet web site of the municipality, or the municipalities  
473 acting jointly pursuant to an interlocal agreement, with the date and  
474 time such notice was posted. The notice shall include (1) the date, time  
475 and place of such hearing; (2) the boundaries of the resiliency  
476 improvement district by legal description; (3) a statement that all  
477 interested persons owning real estate or taxable property located within  
478 the resiliency improvement district will be given an opportunity to be  
479 heard at the hearing and an opportunity to file objections to the amount  
480 of the assessment; (4) the maximum rate of assessments to be increased  
481 in any one year; and (5) a statement indicating that the proposed list of  
482 properties to be assessed and the estimated assessments against those  
483 properties are available at the city or town office or at the office of the  
484 assessor. The notice may include a maximum number of years the  
485 assessments will be levied. Not later than the date of the publication, the  
486 municipality shall make available to any member of the public, upon  
487 request, the proposed schedule of benefit assessments. The procedures  
488 for public hearing and appeal set forth in section 7-250 of the general  
489 statutes shall apply for all benefit assessments made by a municipality  
490 pursuant to this section, except that the board of finance, or the  
491 municipality's legislative body if no board of finance exists, shall be  
492 substituted for the water pollution control authority.

493 (c) A municipality may adopt ordinances apportioning the value of  
494 improvements within a resiliency improvement district according to a  
495 formula that reflects actual benefits that accrue to the various properties  
496 because of the development and maintenance.

497 (d) A municipality may increase assessments or extend the maximum  
498 number of years the assessments will be levied after notice and public  
499 hearing is held pursuant to subsection (b) of this section.



500 (e) (1) Benefit assessments made under this section shall be collected  
501 and enforced in the same manner as municipal taxes unless otherwise  
502 provided in sections 2 to 10, inclusive, of this act. Benefit assessments  
503 shall be due and payable at such times as are fixed by the municipality,  
504 provided the municipality shall give notice of such due date not less  
505 than thirty days prior to such due date by publication in a conspicuous  
506 place on the Internet web site of each applicable municipality with the  
507 date and time such notice was so posted and by mailing such notice to  
508 the owners of the assessed real property at the last-known address of  
509 any such owner. All revenues from any assessment under this section  
510 shall be paid into the appropriate district master plan fund account  
511 established under subsection (c) of section 5 of this act.

512 (2) If any property owner fails to pay any assessment or part of an  
513 assessment on or before the date on which such assessment or part of  
514 such assessment is due, the municipality shall have all the authority and  
515 powers to collect the delinquent assessments vested in the municipality  
516 by law to collect delinquent municipal taxes. Benefit assessments, if not  
517 paid when due, shall constitute a lien upon the real property served and  
518 a charge against the owners thereof, which lien and charge shall bear  
519 interest at the same rate as delinquent property taxes. Each such lien  
520 may be continued, recorded and released in the manner provided for  
521 property tax liens and shall take precedence over all other liens or  
522 encumbrances except a lien for property taxes of the municipality.

523 Sec. 8. (NEW) (*Effective July 1, 2024*) (a) For the purpose of carrying  
524 out or administering a district master plan or other functions authorized  
525 under sections 2 to 10, inclusive, of this act, a municipality is authorized,  
526 subject to the limitations and procedures set forth in this section, to issue  
527 from time to time bonds and other obligations of the municipality that  
528 are payable solely from and secured by (1) the full faith and credit  
529 pledge of the municipality; (2) a pledge of and lien upon any or all of  
530 the income, proceeds, revenues and property of the projects within the  
531 resiliency improvement district, including the proceeds of grants, loans,  
532 advances or contributions from the federal government, the state or  
533 other source; (3) all revenues derived under sections 5 and 7 of this act

534 received by the municipality; or (4) any combination of the methods in  
535 subdivisions (1) to (3), inclusive, of this subsection. Except for bonds  
536 secured by the full faith credit pledge of the municipality, bonds  
537 authorized by this section shall not be included in computing the  
538 aggregate indebtedness of the municipality.

539 (b) Notwithstanding the provisions of any other statute, municipal  
540 ordinance or charter provision governing the authorization and  
541 issuance of bonds generally by the municipality, any bonds payable and  
542 secured as provided in this section shall be authorized by a resolution  
543 adopted by the legislative body of the municipality. Such bonds shall,  
544 as determined by the legislative body of the municipality or the  
545 municipal officers who are designated such authority by such body, (1)  
546 be issued and sold; (2) bear interest at the rate or rates determined by  
547 the legislative body or its designee, including variable rates; (3) provide  
548 for the payment of interest on the dates determined by the legislative  
549 body or its designee, whether before or at maturity; (4) be issued at,  
550 above or below par; (5) mature at such time or times not exceeding thirty  
551 years; (6) have rank or priority; (7) be payable in such medium of  
552 payment; (8) be issued in such form, including, without limitation,  
553 registered or book-entry form, carry such registration and transfer  
554 privileges and be made subject to purchase or redemption before  
555 maturity at such price or prices and under such terms and conditions,  
556 including the condition that such bonds be subject to purchase or  
557 redemption on the demand of the owner thereof; and (9) contain such  
558 other required terms and particulars.

559 (c) The municipality may require that the bonds issued hereunder be  
560 secured by a trust agreement by and between the municipality and a  
561 corporate trustee, which may be any trust company or bank having the  
562 powers of a trust company within the state. The trust agreement may  
563 contain covenants or provisions for protecting and enforcing the rights  
564 and remedies of the bondholders as may be necessary, reasonable or  
565 appropriate and not in violation of law or other provisions or covenants  
566 that are consistent with sections 2 to 10, inclusive, of this act and which  
567 the municipality determines in such proceedings are necessary,

568 convenient or desirable to better secure the bonds, or will tend to make  
569 the bonds more marketable, and which are in the best interests of the  
570 municipality. The pledge by any trust agreement shall be valid and  
571 binding from time to time when the pledge is made. The revenues or  
572 other moneys so pledged and then held or thereafter received by the  
573 municipality shall immediately be subject to the lien of the pledge  
574 without any physical delivery thereof or further act and the lien of the  
575 pledge shall be valid and binding as against all parties having claims of  
576 any kind in tort, contract or otherwise against the board, irrespective of  
577 whether the parties have notice thereof. All expenses incurred in  
578 carrying out such trust agreement may be treated as project costs. In case  
579 any municipal officer whose signature or a facsimile of whose signature  
580 shall appear on any bonds or coupons shall cease to be an officer before  
581 the delivery of the obligations, the signature or facsimile shall  
582 nevertheless be valid and sufficient for all purposes the same as if the  
583 officer had remained in office until the delivery. Notwithstanding any  
584 provision of the Uniform Commercial Code, neither this section, the  
585 resolution of the municipality approving the bonds or any trust  
586 agreement by which a pledge is created need be filed or recorded, and  
587 no filing need be made under title 42a of the general statutes.

588 (d) While any bonds issued hereunder remain outstanding, the  
589 existence of the resiliency improvement district and the powers and  
590 duties of the municipality with respect to such resiliency improvement  
591 district shall not be diminished or impaired in any way that will affect  
592 adversely the interests and rights of the holders of the bonds. Any bonds  
593 issued by a municipality pursuant to this section, except for general  
594 obligation bonds of the municipality secured by the full faith and credit  
595 pledge of the municipality, shall contain on their face a statement to the  
596 effect that neither the state nor the municipality shall be obliged to pay  
597 the principal of or the interest thereon, and that neither the full faith and  
598 credit or taxing power of the state or the municipality is pledged to the  
599 payment of the bonds. All bonds issued under this section shall have  
600 and are hereby declared to have all the qualities and incidents of  
601 negotiable instruments, as provided in title 42a of the general statutes.

602 (e) Any pledge made by a municipality pursuant to this section shall  
603 be valid and binding from the time when the pledge is made, and any  
604 revenues or other receipts, funds or moneys so pledged and thereafter  
605 received by the municipality shall be subject immediately to the lien of  
606 such pledge without any physical delivery thereof or further act. The  
607 lien of any such pledge shall be valid and binding as against all parties  
608 having claims of any kind in tort, contract or otherwise against the  
609 municipality, irrespective of whether such parties have notice of such  
610 lien.

611 (f) Bonds issued under this section are hereby made securities in  
612 which all public officers and public bodies of the state and its political  
613 subdivisions, all insurance companies, trust companies, banking  
614 associations, investment companies, executors, administrators, trustees  
615 and other fiduciaries may properly and legally invest funds, including  
616 capital in their control and belonging to them and such bonds shall be  
617 securities that may properly and legally be deposited with and received  
618 by any state or municipal officer or any agency or political subdivision  
619 of the state for any purpose for which the deposit of bonds of the state  
620 is now or may hereafter be authorized by law. Bonds may be issued  
621 under this section without obtaining the consent of the state and without  
622 any proceedings or the happening of any other conditions or things  
623 other than those proceedings, conditions or things that are specifically  
624 required thereof by this section.

625 (g) Nothing in this section shall be construed to restrict the ability of  
626 the municipality to raise revenue for the payment of project costs in any  
627 manner otherwise authorized by law.

628 (h) As used in this section, "bonds" means any bonds, including  
629 refunding bonds, notes, interim certificates, debentures or other  
630 obligations.

631 Sec. 9. (NEW) (*Effective July 1, 2024*) The legislative body of each  
632 applicable municipality may create an advisory board, whose members  
633 include owners or occupants of real property located in or adjacent to a

634 resiliency improvement district. The advisory board may advise the  
635 legislative body and any designated administrative entity on the  
636 planning, construction and implementation of the district master plan  
637 and maintenance and operation of the resiliency improvement district  
638 after the district master plan is complete.

639       Sec. 10. (NEW) (*Effective July 1, 2024*) (a) Within a resiliency  
640 improvement district, priority consideration shall be given in the  
641 solicitation, selection and design of infrastructure projects designed to  
642 increase resilience and that (1) utilize natural and nature-based  
643 solutions intended to restore, maintain or enhance ecosystem services  
644 and processes that maintain or improve on environmental quality in or  
645 adjacent to the district, or (2) address the needs of environmental justice  
646 communities, as defined in section 22a-20a of the general statutes, or of  
647 vulnerable communities, as defined in section 16-243y of the general  
648 statutes.

649       (b) To the extent that a resiliency project results in the demolition or  
650 reduction of affordable housing, as defined in section 8-39a of the  
651 general statutes, the municipality, the developer of the resiliency  
652 project, a property owner or a third-party entity shall commit to replace  
653 such affordable housing units within the district. The replacement of  
654 such affordable housing shall occur not later than four years after such  
655 demolition or reduction. If the replacement is not feasible within the  
656 district boundaries, then such affordable housing shall be replaced  
657 within a reasonable proximity to the district at a rate of not less than two  
658 units for each unit that otherwise would have been replaced within the  
659 district.

660       Sec. 11. Subsections (d) to (f), inclusive, of section 8-23 of the general  
661 statutes are repealed and the following is substituted in lieu thereof  
662 (*Effective July 1, 2024*):

663       (d) In preparing such plan, the commission or any special committee  
664 shall consider the following: (1) The community development action  
665 plan of the municipality, if any, (2) the need for affordable housing, (3)

666 the need for protection of existing and potential public surface and  
667 ground drinking water supplies, (4) the use of cluster development and  
668 other development patterns to the extent consistent with soil types,  
669 terrain and infrastructure capacity within the municipality, (5) the state  
670 plan of conservation and development adopted pursuant to chapter 297,  
671 (6) the regional plan of conservation and development adopted  
672 pursuant to section 8-35a, as amended by this act, (7) physical, social,  
673 economic and governmental conditions and trends, (8) the needs of the  
674 municipality including, but not limited to, human resources, education,  
675 health, housing, recreation, social services, public utilities, public  
676 protection, transportation and circulation and cultural and  
677 interpersonal communications, (9) the objectives of energy-efficient  
678 patterns of development, the use of solar and other renewable forms of  
679 energy and energy conservation, (10) protection and preservation of  
680 agriculture, (11) the most recent sea level change scenario updated  
681 pursuant to subsection (b) of section 25-68o, as amended by this act,  
682 [and] (12) the need for technology infrastructure in the municipality,  
683 and (13) for any such plan adopted on or after October 1, 2026, the most  
684 recent hazard and climate projections established by federal and state  
685 authorities, including, but not limited to, the National Oceanic and  
686 Atmospheric Administration, the Federal Emergency Management  
687 Agency, the United States Environmental Protection Agency and The  
688 University of Connecticut.

689 (e) (1) [Such] Any such plan of conservation and development  
690 adopted prior to October 1, 2026, shall (A) be a statement of policies,  
691 goals and standards for the physical and economic development of the  
692 municipality, (B) provide for a system of principal thoroughfares,  
693 parkways, bridges, streets, sidewalks, multipurpose trails and other  
694 public ways as appropriate, (C) be designed to promote, with the  
695 greatest efficiency and economy, the coordinated development of the  
696 municipality and the general welfare and prosperity of its people and  
697 identify areas where it is feasible and prudent (i) to have compact,  
698 transit accessible, pedestrian-oriented mixed use development patterns  
699 and land reuse, and (ii) to promote such development patterns and land

700 reuse, (D) recommend the most desirable use of land within the  
701 municipality for residential, recreational, commercial, industrial,  
702 conservation, agricultural and other purposes and include a map  
703 showing such proposed land uses, (E) recommend the most desirable  
704 density of population in the several parts of the municipality, (F) note  
705 any inconsistencies with the following growth management principles:  
706 (i) Redevelopment and revitalization of commercial centers and areas of  
707 mixed land uses with existing or planned physical infrastructure; (ii)  
708 expansion of housing opportunities and design choices to accommodate  
709 a variety of household types and needs; (iii) concentration of  
710 development around transportation nodes and along major  
711 transportation corridors to support the viability of transportation  
712 options and land reuse; (iv) conservation and restoration of the natural  
713 environment, cultural and historical resources and existing farmlands;  
714 (v) protection of environmental assets critical to public health and  
715 safety; and (vi) integration of planning across all levels of government  
716 to address issues on a local, regional and state-wide basis, (G) make  
717 provision for the development of housing opportunities, including  
718 opportunities for multifamily dwellings, consistent with soil types,  
719 terrain and infrastructure capacity, for all residents of the municipality  
720 and the planning region in which the municipality is located, as  
721 designated by the Secretary of the Office of Policy and Management  
722 under section 16a-4a, (H) promote housing choice and economic  
723 diversity in housing, including housing for both low and moderate  
724 income households, and encourage the development of housing which  
725 will meet the housing needs identified in the state's consolidated plan  
726 for housing and community development prepared pursuant to section  
727 8-37t and in the housing component and the other components of the  
728 state plan of conservation and development prepared pursuant to  
729 chapter 297, and (I) consider allowing older adults and persons with a  
730 disability the ability to live in their homes and communities whenever  
731 possible. Such plan may: (i) Permit home sharing in single-family zones  
732 between up to four adult persons of any age with a disability or who are  
733 sixty years of age or older, whether or not related, who receive  
734 supportive services in the home; (ii) allow accessory apartments for

735 persons with a disability or persons sixty years of age or older, or their  
736 caregivers, in all residential zones, subject to municipal zoning  
737 regulations concerning design and long-term use of the principal  
738 property after it is no longer in use by such persons; and (iii) expand the  
739 definition of "family" in single-family zones to allow for accessory  
740 apartments for persons sixty years of age or older, persons with a  
741 disability or their caregivers. In preparing such plan the commission  
742 shall consider focusing development and revitalization in areas with  
743 existing or planned physical infrastructure.

744 (2) Any such plan of conservation and development adopted on or  
745 after October 1, 2026, shall (A) be a statement of policies, goals and  
746 standards for the physical and economic development of the  
747 municipality; (B) provide for a system of principal thoroughfares,  
748 parkways, bridges, streets, sidewalks, multipurpose trails and other  
749 public ways as appropriate; (C) be designed to promote, with the  
750 greatest efficiency and economy, the coordinated development of the  
751 municipality and the general welfare and prosperity of its people and  
752 identify areas where it is feasible and prudent (i) to have compact,  
753 transit accessible, pedestrian-oriented mixed use development patterns  
754 and land reuse, and (ii) to promote such development patterns and land  
755 reuse; (D) (i) include a climate change vulnerability assessment, based  
756 on information from sources described in section 11 of this act which  
757 shall consist of an assessment of existing and anticipated threats to and  
758 vulnerabilities of the municipality that are associated with natural  
759 disasters, hazards and climate change, including, but not limited to,  
760 increased temperatures, drought, flooding, storm damage and sea level  
761 rise, and the impacts such disasters and hazards may have on  
762 individuals, communities, institutions, businesses, economic  
763 development, public infrastructure and facilities, public health, safety  
764 and welfare, (ii) identify goals, policies and techniques to avoid or  
765 reduce such threats, vulnerabilities and impacts, and (iii) include a  
766 statement describing any consistencies and inconsistencies identified  
767 between such assessment and any existing or proposed municipal  
768 natural hazard mitigation plan, floodplain management plan,



769 comprehensive emergency operations plan, emergency response plan,  
770 post-disaster recovery plan, long-range transportation plan or capital  
771 improvement plan in the municipality, and identifying and  
772 recommending, where necessary, the integration of data from such  
773 assessment into any such plans and any actions necessary to achieve  
774 consistency and coordination between such assessment and any such  
775 plans; (E) recommend the most desirable use of land within the  
776 municipality for residential, recreational, commercial, industrial,  
777 conservation, agricultural and other purposes and include a map  
778 showing such proposed land uses that considers the threats,  
779 vulnerabilities and impacts identified in the climate change  
780 vulnerability assessment conducted pursuant to subparagraph (D)(i) of  
781 this subdivision; (F) recommend the most desirable density of  
782 population in the several parts of the municipality; (G) note any  
783 inconsistencies with the following growth management principles: (i)  
784 Redevelopment and revitalization of commercial centers and areas of  
785 mixed land uses with existing or planned physical infrastructure; (ii)  
786 expansion of housing opportunities and design choices to accommodate  
787 a variety of household types and needs; (iii) concentration of  
788 development around transportation nodes and along major  
789 transportation corridors to support the viability of transportation  
790 options and land reuse and reduction of vehicle mileage; (iv)  
791 conservation and restoration of the natural environment, cultural and  
792 historical resources and existing farmlands; (v) protection of  
793 environmental assets critical to public health and safety; and (vi)  
794 integration of planning across all levels of government to address issues  
795 on a local, regional and state-wide basis; (H) make provision for the  
796 development of housing opportunities, including opportunities for  
797 multifamily dwellings, consistent with soil types, terrain and  
798 infrastructure capacity, for all residents of the municipality and the  
799 planning region in which the municipality is located, as designated by  
800 the Secretary of the Office of Policy and Management under section 16a-  
801 4a; (I) promote housing choice and economic diversity in housing,  
802 including housing for both low and moderate income households, and  
803 encourage the development of housing which will meet the housing

804 needs identified in the state's consolidated plan for housing and  
805 community development prepared pursuant to section 8-37t and in the  
806 housing component and the other components of the state plan of  
807 conservation and development prepared pursuant to chapter 297; (I)  
808 consider allowing older adults and persons with disabilities the ability  
809 to live in their homes and communities whenever possible; (K) identify  
810 infrastructure, including, but not limited to, facilities, public utilities and  
811 roadways, that is critical for evacuation purposes and sustaining quality  
812 of life during a natural disaster, and which shall be maintained at all  
813 times in an operational state; (L) identify strategies and design  
814 standards that may be implemented to avoid or reduce risks associated  
815 with natural disasters, hazards and climate change; and (M) include  
816 geospatial data utilized in preparing such plan or that is necessary to  
817 convey information in such plan. Such plan may: (i) Permit home  
818 sharing in single-family zones between up to four adult persons of any  
819 age with a disability or who are sixty years of age or older, whether or  
820 not related, who receive supportive services in the home; (ii) allow  
821 accessory apartments for persons with a disability or persons sixty years  
822 of age or older, or their caregivers, in all residential zones, subject to  
823 municipal zoning regulations concerning design and long-term use of  
824 the principal property after it is no longer in use by such persons; (iii)  
825 expand the definition of "family" in single-family zones to allow for  
826 accessory apartments for persons sixty years of age or older, persons  
827 with a disability or their caregivers; and (iv) identify one or more areas  
828 that are vulnerable to the impacts of climate change for the purpose of  
829 prioritizing funding for infrastructure needs and resilience planning. In  
830 preparing such plan the commission shall consider focusing  
831 development and revitalization in areas with existing or planned  
832 physical infrastructure. The commission or any special committee may  
833 utilize information and data from any plan described in subparagraph  
834 (D) of this subdivision in the preparation of such plan of conservation  
835 and development, including a document coordinated by the applicable  
836 council of governments with separate provisions for each applicable  
837 municipality provided such information and data shall not be  
838 incorporated by reference, but summarized and applied in such plan to

839 the specific policies, goals and standards of the subject municipality.

840 [(2)] (3) For any municipality that is contiguous to Long Island Sound,  
841 such plan shall be (A) consistent with the municipal coastal program  
842 requirements of sections 22a-101 to 22a-104, inclusive, (B) made with  
843 reasonable consideration for restoration and protection of the ecosystem  
844 and habitat of Long Island Sound, and (C) designed to reduce hypoxia,  
845 pathogens, toxic contaminants and floatable debris in Long Island  
846 Sound.

847 (f) Such plan may show the commission's and any special  
848 committee's recommendation for (1) conservation and preservation of  
849 traprock and other ridgelines, (2) airports, parks, playgrounds and other  
850 public grounds, (3) the general location, relocation and improvement of  
851 schools and other public buildings, (4) the general location and extent  
852 of public utilities and terminals, whether publicly or privately owned,  
853 for water, light, power, transit and other purposes, (5) the extent and  
854 location of public housing projects, (6) programs for the implementation  
855 of the plan, including (A) a schedule, (B) a budget for public capital  
856 projects, (C) a program for enactment and enforcement of zoning and  
857 subdivision controls, building and housing codes and safety  
858 regulations, (D) plans for implementation of affordable housing, (E)  
859 plans for open space acquisition and greenways protection and  
860 development, and (F) plans for corridor management areas along  
861 limited access highways or rail lines, designated under section 16a-27,  
862 as amended by this act, (7) proposed priority funding areas, (8) a land  
863 use program that will promote the reduction and avoidance of risks  
864 associated with natural disasters, hazards and climate change,  
865 including, but not limited to, increased temperatures, drought, flooding,  
866 hurricanes and sea level rise, (9) a program for the transfer of  
867 development rights, which establishes criteria for sending and receiving  
868 sites and technical details for the program consistent with the provisions  
869 of section 8-2e, as amended by this act, and [(8)] (10) any other  
870 recommendations as will, in the commission's or any special  
871 committee's judgment, be beneficial to the municipality. The plan may  
872 include any necessary and related maps, explanatory material,

873 photographs, charts or other pertinent data and information relative to  
874 the past, present and future trends of the municipality. Any land use  
875 program recommended pursuant to subdivision (8) of this subsection  
876 may be a resiliency improvement district, as defined in section 1 of this  
877 act.

878 Sec. 12. Subsection (i) of section 8-23 of the general statutes is repealed  
879 and the following is substituted in lieu thereof (*Effective July 1, 2024*):

880 (i) (1) After completion of the public hearing, the commission may  
881 revise the plan and may adopt the plan or any part thereof or  
882 amendment thereto by a single resolution or may, by successive  
883 resolutions, adopt parts of the plan and amendments thereto.

884 (2) Any plan, section of a plan or recommendation in the plan that is  
885 not endorsed in the report of the legislative body or, in the case of a  
886 municipality for which the legislative body is a town meeting or  
887 representative town meeting, by the board of selectmen, of the  
888 municipality may only be adopted by the commission by a vote of not  
889 less than two-thirds of all the members of the commission.

890 (3) Upon adoption by the commission, any plan or part thereof or  
891 amendment thereto shall become effective at a time established by the  
892 commission, provided notice thereof shall be published in a newspaper  
893 having a general circulation in the municipality prior to such effective  
894 date.

895 (4) Not more than thirty days after adoption, any plan or part thereof  
896 or amendment thereto shall be posted on the Internet web site of the  
897 municipality, if any, and shall be filed in the office of the town clerk,  
898 except that, if it is a district plan or amendment, it shall be filed in the  
899 offices of both the district and town clerks.

900 (5) Not more than sixty days after adoption of the plan, the  
901 commission shall submit a copy of the plan, including geospatial data  
902 required pursuant to subparagraph (M) of subdivision (2) of subsection  
903 (e) of this section, to the Secretary of the Office of Policy and

904 Management, [and] in a form and manner prescribed by the secretary.  
905 The commission shall include with such copy a description of any  
906 [inconsistency] inconsistencies between the plan adopted by the  
907 commission and the regional plan of conservation and development  
908 applicable to the municipality and the state plan of conservation and  
909 development, and the reasons [therefor] for any such inconsistencies.

910 Sec. 13. Subdivisions (2) to (4), inclusive, of section 28-1 of the general  
911 statutes are repealed and the following is substituted in lieu thereof  
912 (*Effective July 1, 2024*):

913 (2) "Major disaster" means any catastrophe including, but not limited  
914 to, any hurricane, tornado, storm, high water, wind-driven water, tidal  
915 wave, tsunami, earthquake, volcanic eruption, landslide, mudslide,  
916 snowstorm, extreme heat or drought, or, regardless of cause, any fire,  
917 flood, explosion, or man-made disaster in any part of this state that, (A)  
918 in the determination of the President, causes damage of sufficient  
919 severity and magnitude to warrant major disaster assistance under the  
920 Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42  
921 USC 5121 et seq., as amended from time to time, to supplement the  
922 efforts and available resources of this state, local governments within  
923 the state, and disaster relief organizations in alleviating the damage,  
924 loss, hardship, or suffering caused by such catastrophe, or (B) in the  
925 determination of the Governor, requires the declaration of a civil  
926 preparedness emergency pursuant to section 28-9.

927 (3) "Emergency" means any occasion or instance for which, in the  
928 determination of the Governor or the President, state or federal  
929 assistance is needed to supplement state or local efforts and capabilities  
930 to save lives and protect property, public health and safety or to avert  
931 or lessen the threat of a disaster or catastrophe in any part of this state.

932 (4) "Civil preparedness" means all those activities and measures  
933 designed or undertaken (A) to minimize or control the effects upon the  
934 civilian population of major disaster or emergency, (B) to minimize the  
935 effects upon the civilian population caused or which would be caused

936 by an attack upon the United States, (C) to deal with the immediate  
937 emergency conditions which would be created by any such attack,  
938 major disaster or emergency, and (D) to effectuate emergency repairs to,  
939 or the emergency restoration of, vital utilities and facilities destroyed or  
940 damaged by any such attack, major disaster or emergency. Such term  
941 shall include, but shall not be limited to, (i) measures to be taken in  
942 preparation for anticipated attack, major disaster, prolonged or intense  
943 exposure to precipitation, drought, heat, fire, flooding or emergency,  
944 including the establishment of appropriate organizations, operational  
945 plans and supporting agreements; the recruitment and training of  
946 personnel; the conduct of research; the procurement and stockpiling of  
947 necessary materials and supplies; the provision of suitable warning  
948 systems; the construction and preparation of shelters, shelter areas and  
949 control centers; and, when appropriate, the nonmilitary evacuation of  
950 the civilian population, pets and service animals; (ii) measures to be  
951 taken during attack, major disaster, prolonged or intense exposure to  
952 precipitation, drought, heat, fire, flooding or emergency, including the  
953 enforcement of passive defense regulations prescribed by duly  
954 established military or civil authorities; the evacuation of personnel to  
955 shelter areas; the control of traffic and panic; and the control and use of  
956 lighting and civil communication; and (iii) measures to be taken  
957 following attack, major disaster, prolonged or intense exposure to  
958 precipitation, drought, heat, fire, flooding or emergency, including  
959 activities for firefighting; rescue, emergency medical, health and  
960 sanitation services; monitoring for specific hazards of special weapons;  
961 unexploded bomb reconnaissance; essential debris clearance;  
962 emergency welfare measures; and immediately essential emergency  
963 repair or restoration of damaged vital facilities.

964 Sec. 14. Section 25-680 of the general statutes is repealed and the  
965 following is substituted in lieu thereof (*Effective July 1, 2024*):

966 (a) On and after October 1, 2019, in the preparation of any municipal  
967 evacuation plan or hazard mitigation plan, such municipality shall  
968 consider the most recent sea level change scenario updated pursuant to  
969 subsection (b) of this section. On and after October 1, 2025, any such plan

970 shall identify and address (1) threats to surface transportation, critical  
971 infrastructure and local land uses as a result of such sea level change,  
972 and (2) actions, strategies and capital projects to avoid or reduce impacts  
973 and risks resulting from climate change, including, but not limited to,  
974 increased precipitation, flooding, sea level rise and extreme heat. Any  
975 such surface transportation, critical infrastructure, local land uses,  
976 actions, strategies and capital projects shall be identified in geospatial  
977 data, as applicable, in addition to being identified in such plan, and such  
978 data shall be made available to the Commissioner of Emergency  
979 Services and Public Protection and the Secretary of the Office of Policy  
980 and Management upon request. Such work may be conducted on a  
981 regional basis.

982 (b) Within available resources and not less than once every ten years,  
983 the Marine Sciences Division of The University of Connecticut shall  
984 publish a sea level change scenario for the state based upon the sea level  
985 change scenarios published by the National Oceanic and Atmospheric  
986 Administration in Technical Report OAR CPO-1 and other available  
987 scientific data necessary to create a scenario applicable to the state  
988 coastline. Within available resources and not less than ninety days prior  
989 to publishing such sea level change scenario by said Marine Sciences  
990 Division, the division and the Department of Energy and Environmental  
991 Protection shall conduct not less than one public hearing concerning  
992 such update. Not later than sixty days after the last public hearing, the  
993 Commissioner of Energy and Environmental Protection shall publish  
994 the sea level change scenario for the state on the Internet web site of the  
995 Department of Energy and Environmental Protection along with a  
996 notice that any previous updates are superseded.

997 Sec. 15. Section 7-364 of the general statutes is repealed and the  
998 following is substituted in lieu thereof (*Effective July 1, 2024*):

999 Upon the recommendation of the budget-making authority and  
1000 approval by the legislative body, any part or the whole of such fund  
1001 may be used for (1) capital and nonrecurring expenditures, but such use  
1002 shall be restricted to the financing of all or part of the planning,

1003 construction, reconstruction or acquisition of any specific capital  
1004 improvement, including, but not limited to, planning, construction,  
1005 reconstruction or acquisition intended to increase the resiliency of a  
1006 capital improvement against the impacts of climate change, including,  
1007 but not limited to, increased precipitation, flooding, sea level rise and  
1008 extreme heat, or the acquisition of any specific item of equipment, (2)  
1009 costs associated with a property tax revaluation, and (3) costs associated  
1010 with the preparation, amendment or adoption of a plan of conservation  
1011 and development pursuant to section 8-23, as amended by this act.  
1012 Upon the approval of any such expenditure, an appropriation shall be  
1013 set up, plainly designated for the project, acquisition, revaluation or  
1014 plan of conservation and development for which it has been authorized,  
1015 and such unexpended appropriation may be continued until such  
1016 project, acquisition, revaluation or plan of conservation and  
1017 development is completed. Any unexpended portion of such  
1018 appropriation remaining after such completion shall revert to said  
1019 reserve fund.

1020 Sec. 16. Subsection (a) of section 13a-175a of the general statutes is  
1021 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
1022 *2024*):

1023 (a) For each fiscal year there shall be allocated twelve million five  
1024 hundred thousand dollars out of the funds appropriated to the  
1025 Department of Transportation, or from any other source, not otherwise  
1026 prohibited by law, to be used by the towns for (1) the construction,  
1027 reconstruction, improvement [or] and maintenance of highways,  
1028 sections of highways, bridges [or] and structures incidental to highways  
1029 and bridges [or the improvement thereof,] including (A) construction,  
1030 reconstruction, improvements and maintenance intended to increase  
1031 resiliency against increased precipitation, flooding, sea level rise and  
1032 extreme heat, and (B) the plowing of snow, [the] sanding of icy  
1033 pavements, [the] trimming and removal of trees [, the] and installation,  
1034 replacement and maintenance of traffic signs, signals and markings; [,  
1035 for] (2) traffic control and vehicular safety programs, traffic and parking  
1036 planning and administration, and other purposes and programs related



1037 to highways, traffic and parking; [, and for] and (3) the purposes of  
1038 providing and operating essential public transportation services and  
1039 related facilities.

1040 Sec. 17. (NEW) (*Effective July 1, 2024*) Not later than October 1, 2026,  
1041 and annually thereafter, each municipality shall, in a form and manner  
1042 prescribed by the Office of Policy and Management in consultation with  
1043 the Departments of Transportation and Energy and Environmental  
1044 Protection, submit a report concerning each culvert and bridge within  
1045 the control and boundaries of such municipality, provided such work  
1046 may be conducted on a regional basis. Such report shall (1) include, but  
1047 need not be limited to, geospatial data pertaining to each culvert and  
1048 bridge, the locational coordinates of each culvert and bridge, the age and  
1049 dimensions of each culvert and bridge, and any additional information  
1050 deemed necessary by the Office of Policy and Management, in  
1051 consultation with the Departments of Transportation and Energy and  
1052 Environmental Protection, and (2) be submitted to the Office of Policy  
1053 and Management, the Departments of Transportation and Energy and  
1054 Environmental Protection, and the regional of council of governments  
1055 of which such municipality is a member, if applicable.

1056 Sec. 18. Subsections (a) and (b) of section 8-35a of the general statutes  
1057 are repealed and the following is substituted in lieu thereof (*Effective July*  
1058 *1, 2024*):

1059 (a) At least once every ten years, each regional council of  
1060 governments shall make a plan of conservation and development for its  
1061 area of operation, showing its recommendations for the general use of  
1062 the area including land use, housing, principal highways and freeways,  
1063 bridges, airports, parks, playgrounds, recreational areas, schools, public  
1064 institutions, public utilities, agriculture and such other matters as, in the  
1065 opinion of the council, will be beneficial to the area. Any regional plan  
1066 so developed shall be based on studies of physical, social, economic and  
1067 governmental conditions and trends and shall be designed to promote  
1068 with the greatest efficiency and economy the coordinated development  
1069 of its area of operation and the general welfare and prosperity of its

1070 people. Such plan may encourage resilient and energy-efficient patterns  
1071 of development, land use strategies to reduce the impacts of climate  
1072 change, the use of solar and other renewable forms of energy, and  
1073 energy conservation. Such plan shall be designed to promote abatement  
1074 of the pollution of the waters and air of the region. Such plan shall  
1075 consider the need for technology infrastructure in the region. The  
1076 regional plan shall identify areas where it is feasible and prudent (1) to  
1077 have compact, transit accessible, pedestrian-oriented mixed use  
1078 development patterns and land reuse, and (2) to promote such  
1079 development patterns and land reuse and shall note any inconsistencies  
1080 with the following growth management principles: (A) Redevelopment  
1081 and revitalization of regional centers and areas of mixed land uses with  
1082 existing or planned physical infrastructure; (B) expansion of housing  
1083 opportunities and design choices to accommodate a variety of  
1084 household types and needs; (C) concentration of development around  
1085 transportation nodes and along major transportation corridors to  
1086 support the viability of transportation options and land reuse; (D)  
1087 conservation and restoration of the natural environment, cultural and  
1088 historical resources and traditional rural lands; (E) protection of  
1089 environmental assets or ecosystem services critical to public health and  
1090 safety; and (F) integration of planning across all levels of government to  
1091 address issues on a local, regional and state-wide basis. The plan of each  
1092 region contiguous to Long Island Sound shall be designed to reduce  
1093 hypoxia, pathogens, toxic contaminants and floatable debris in Long  
1094 Island Sound. On and after October 1, 2025, such plan shall (i)  
1095 demonstrate consistency with the regional long-range transportation  
1096 plan, and the regional summary of the hazard mitigation plan in the case  
1097 of a multi-jurisdiction hazard mitigation plan, and (ii) identify critical  
1098 facilities in the region and include geospatial data relative to such  
1099 facilities. Such geospatial information shall indicate location, address  
1100 and general function of the infrastructure.

1101 (b) Before adopting the regional plan of conservation and  
1102 development or any part thereof or amendment thereto the regional  
1103 council of governments shall hold at least one public hearing thereon,

1104 notice of the time, place and subject of which shall be given in writing  
1105 to the chief executive officer and planning commission, where one  
1106 exists, of each member town, city or borough. Notice of the time, place  
1107 and subject of such hearing shall be published once in a newspaper  
1108 having a substantial circulation in the region. Such notices shall be given  
1109 not more than twenty days or less than ten days before such hearing. At  
1110 least sixty-five days before the public hearing the regional council of  
1111 governments shall post the plan on the Internet web site of the council,  
1112 if any, and submit the plan to the Secretary of the Office of Policy and  
1113 Management for findings in the form of comments and  
1114 recommendations. By October 1, 2011, the secretary shall establish, by  
1115 regulations adopted in accordance with the provisions of chapter 54,  
1116 criteria for such findings which shall include procedures for a uniform  
1117 review of regional plans of conservation and development to determine  
1118 if a proposed regional plan of conservation and development is not  
1119 inconsistent with the state plan of conservation and development and  
1120 the state economic strategic plan. The regional council of governments  
1121 shall note on the record any inconsistency with the state plan of  
1122 conservation and development and the reasons for such inconsistency.  
1123 Adoption of the plan or part thereof or amendment thereto shall be  
1124 made by the affirmative vote of not less than a majority of the  
1125 representatives on the council. The plan shall be posted on the Internet  
1126 web site of the council, if any, and a copy of the plan or of any  
1127 amendments thereto, signed by the chairman of the council, shall be  
1128 transmitted to the chief executive officers, the town, city or borough  
1129 clerks, as the case may be, and to planning commissions, if any, in  
1130 member towns, cities or boroughs, and to the Secretary of the Office of  
1131 Policy and Management, or his or her designee. The geospatial data  
1132 developed pursuant to subsection (a) of this section shall be made  
1133 available to the Commissioner of Emergency Services and Public  
1134 Protection or the Secretary of the Office of Policy and Management upon  
1135 request. The regional council of governments shall notify the Secretary  
1136 of the Office of Policy and Management of any inconsistency with the  
1137 state plan of conservation and development and the reasons therefor.

1138 Sec. 19. Section 29-251 of the general statutes is repealed and the  
1139 following is substituted in lieu thereof (*Effective July 1, 2024*):

1140 There shall be within the Department of Administrative Services a  
1141 Codes and Standards Committee whose duty it shall be to work with  
1142 the State Building Inspector in the enforcement of this part and the State  
1143 Fire Marshal in the enforcement of part II of this chapter as set forth  
1144 herein. The committee shall be composed of twenty-one members,  
1145 residents of the state, appointed by the Commissioner of Administrative  
1146 Services as follows: (1) Two shall be architects licensed in the state of  
1147 Connecticut; (2) three shall be professional engineers licensed in the  
1148 state of Connecticut, two of whom shall practice either structural,  
1149 mechanical or electrical engineering but in no event shall both of such  
1150 members represent the same specialty, and one of whom shall be a  
1151 practicing fire protection engineer or mechanical engineer with  
1152 extensive experience in fire protection; (3) two shall be builders or  
1153 superintendents of construction, one of whom shall have expertise in  
1154 residential construction and one of whom shall have expertise in  
1155 nonresidential construction; (4) one shall be a public health official; (5)  
1156 two shall be building officials; (6) two shall be local fire marshals; (7) one  
1157 shall be a Connecticut member of a national building trades labor  
1158 organization; (8) one shall have expertise in matters relating to energy  
1159 efficiency; (9) four shall be public members, one of whom shall have  
1160 expertise in matters relating to accessibility and use of facilities by  
1161 persons with physical disabilities; (10) one shall be a contractor licensed  
1162 to perform electrical work or a member of a state-wide electrical trades  
1163 labor organization; (11) one shall be a contractor licensed to perform  
1164 plumbing and piping work or a member of a state-wide plumbing  
1165 trades labor organization; and (12) one shall be a contractor licensed to  
1166 perform heating, piping and cooling work or a member of a state-wide  
1167 heating and cooling trades labor organization. Each member, other than  
1168 the public members described in subdivision (9) of this section, shall  
1169 have had not less than ten years' practical experience in such member's  
1170 profession or business. Not fewer than five members, who shall not be  
1171 public members described in subdivision (9) of this section, shall have

1172 received training, certification or experience in construction techniques  
1173 that increase the resilience of buildings and building elements against  
1174 the impacts of climate change. The committee shall adopt regulations in  
1175 accordance with the provisions of chapter 54 governing the procedure  
1176 of the committee. Members who fail to attend three consecutive  
1177 meetings or fifty per cent of all meetings during a calendar year shall be  
1178 deemed to have resigned. The committee may, within the limits of  
1179 appropriations provided therefor, employ such assistants as may be  
1180 necessary to conduct its business.

1181 Sec. 20. Subsection (c) of section 29-251c of the general statutes is  
1182 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
1183 *2024*):

1184 (c) The commissioner shall establish a program of education and  
1185 training in the mechanics and application of the State Building Code and  
1186 the Fire Safety Code conducted for any municipal or state code official,  
1187 or any candidate for such positions, and a continuing educational  
1188 program in the mechanics and application of the State Building Code  
1189 and the Fire Safety Code for any architect, engineer, landscape architect,  
1190 interior designer, builder, contractor or superintendent of construction  
1191 doing business in this state. Such programs shall include education and  
1192 training in construction techniques that maximize energy efficiency,  
1193 minimize greenhouse gas emissions and increase the resilience of  
1194 buildings and building elements against the impacts of climate change.

1195 Sec. 21. Section 29-256a of the general statutes is repealed and the  
1196 following is substituted in lieu thereof (*Effective July 1, 2024*):

1197 (a) (1) The State Building Inspector and the Codes and Standards  
1198 Committee shall revise the State Building Code to require that  
1199 commercial and residential buildings and building elements be  
1200 designed to provide optimum cost-effective energy efficiency over the  
1201 useful life of the building and to incorporate the 2012 International  
1202 Energy Conservation Code, not later than eighteen months after the  
1203 publication of said code. [The provisions of this section shall not be

1204 construed to impose any new requirement for any renovation or  
1205 construction of a state building that is subject to the requirements of  
1206 section 16a-38k, regardless of whether such building has been granted  
1207 an exemption under said section.]

1208 (2) On and after July 1, 2025, the State Building Inspector and the  
1209 Codes and Standards Committee shall revise the State Building Code to  
1210 (A) require that the buildings and building elements described in  
1211 subdivision (1) of this subsection be designed to provide optimum  
1212 greenhouse gas emission reduction and resiliency against the impacts of  
1213 climate change over the useful life of the building, and (B) incorporate  
1214 the most recent International Energy Conservation Code, not later than  
1215 eighteen months after the publication of said code.

1216 (3) The provisions of this section shall not be construed to impose any  
1217 new requirement for any renovation or construction of a state building  
1218 that is subject to the requirements of section 16a-38k, regardless of  
1219 whether such building has been granted an exemption under said  
1220 section.

1221 (b) (1) Notwithstanding subsection (a) of this section, on and after  
1222 July 1, 2010, the State Building Inspector and the Codes and Standards  
1223 Committee, in consultation with the Commissioner of Administrative  
1224 Services, shall revise the State Building Code to include provisions  
1225 requiring certain buildings of or over a specified minimum size, that  
1226 qualify as a new construction or a major alteration of a residential or  
1227 nonresidential building, to meet or exceed optimum cost-effective  
1228 building construction standards concerning the thermal envelope or  
1229 mechanical systems, including, but not limited to, indoor air quality and  
1230 water conservation, and the lighting and electrical systems of the  
1231 building. [Such provisions]

1232 (2) Notwithstanding subsection (a) of this section, on and after July 1,  
1233 2025, the State Building Inspector and the Codes and Standards  
1234 Committee, in consultation with the Commissioner of Administrative  
1235 Services, shall revise the State Building Code to include provisions

1236 requiring that the buildings described in subdivision (1) of this  
1237 subsection meet or exceed optimum cost-effective building construction  
1238 standards concerning the resiliency of such buildings to flood and wind  
1239 hazards, the impacts of climate change and the most recent sea level  
1240 change scenario updated pursuant to section 25-68o, as amended by this  
1241 act.

1242 (3) The provisions included pursuant to subdivisions (1) and (2) of  
1243 this subsection shall reference nationally accepted green building rating  
1244 systems, including, but not limited to, the Leadership in Energy and  
1245 Environmental Design rating system, the Green Globes USA design  
1246 program, as established by the Green Building Initiative, the National  
1247 Green Building Standard, as established by the National Association of  
1248 Home Builders, or an equivalent rating system approved by the State  
1249 Building Inspector and the Codes and Standards Committee. On and  
1250 after July 1, 2025, such provisions shall reference nationally accepted  
1251 resiliency standards, including, but not limited to, the Insurance  
1252 Institute of Business & Home Safety's Fortified Construction Standard  
1253 and any other applicable standards promulgated or endorsed by the  
1254 United States Department of Energy, the Federal Emergency  
1255 Management Agency or other relevant federal agencies. Such  
1256 [requirements] provisions shall include a method for demonstrating  
1257 compliance at the time of application for a certificate of occupancy,  
1258 including, but not limited to, private third-party certification or  
1259 verification of compliance with the relevant portions of such rating  
1260 systems and resiliency standards, including, but not limited to, the  
1261 energy, [and] environmental and climate resiliency portions.

1262 Sec. 22. Subsections (b) and (c) of section 8-2 of the 2024 supplement  
1263 to the general statutes are repealed and the following is substituted in  
1264 lieu thereof (*Effective July 1, 2024*):

1265 (b) Zoning regulations adopted pursuant to subsection (a) of this  
1266 section shall:

1267 (1) Be made in accordance with a comprehensive plan and in

1268 consideration of the plan of conservation and development adopted  
1269 under section 8-23, as amended by this act;

1270 (2) Be designed to (A) lessen congestion in the streets; (B) secure  
1271 safety from fire, panic, flood, sea level rise, extreme heat, climate change  
1272 and other dangers; (C) promote health and the general welfare; (D)  
1273 provide adequate light and air; (E) protect the state's historic, tribal,  
1274 cultural and environmental resources; (F) facilitate the adequate  
1275 provision for transportation, water, sewerage, schools, parks and other  
1276 public requirements; (G) consider the impact of permitted land uses on  
1277 contiguous municipalities and on the planning region, as defined in  
1278 section 4-124i, in which such municipality is located; (H) address  
1279 significant disparities in housing needs and access to educational,  
1280 occupational and other opportunities; (I) promote efficient review of  
1281 proposals and applications; and (J) affirmatively further the purposes of  
1282 the federal Fair Housing Act, 42 USC 3601 et seq., as amended from time  
1283 to time;

1284 (3) Be drafted with reasonable consideration as to the physical site  
1285 characteristics of the district and its peculiar suitability for particular  
1286 uses and with a view to encouraging the most appropriate use of land  
1287 throughout a municipality;

1288 (4) Provide for the development of housing opportunities, including  
1289 opportunities for multifamily dwellings, consistent with soil types,  
1290 terrain and infrastructure capacity, for all residents of the municipality  
1291 and the planning region in which the municipality is located, as  
1292 designated by the Secretary of the Office of Policy and Management  
1293 under section 16a-4a;

1294 (5) Promote housing choice and economic diversity in housing,  
1295 including housing for both low and moderate income households;

1296 (6) Expressly allow the development of housing which will meet the  
1297 housing needs identified in the state's consolidated plan for housing and  
1298 community development prepared pursuant to section 8-37t and in the  
1299 housing component and the other components of the state plan of



1300 conservation and development prepared pursuant to section 16a-26;

1301 (7) Be made with reasonable consideration for the impact of such  
1302 regulations on agriculture, as defined in subsection (q) of section 1-1;

1303 (8) Provide that proper provisions be made for soil erosion and  
1304 sediment control pursuant to section 22a-329;

1305 (9) Be made with reasonable consideration for the protection of  
1306 existing and potential public surface and ground drinking water  
1307 supplies; [and]

1308 (10) In any municipality that is contiguous to or on a navigable  
1309 waterway draining to Long Island Sound, (A) be made with reasonable  
1310 consideration for the restoration and protection of the ecosystem and  
1311 habitat of Long Island Sound; (B) be designed to reduce hypoxia,  
1312 pathogens, toxic contaminants and floatable debris on Long Island  
1313 Sound; and (C) provide that such municipality's zoning commission  
1314 consider the environmental impact on Long Island Sound coastal  
1315 resources, as defined in section 22a-93, of any proposal for development;  
1316 and

1317 (11) Provide that proper provisions be made to mitigate and avoid  
1318 potential negative impacts to public health, public welfare and the  
1319 environment, due to sea level change, in consideration of the most  
1320 recent sea level change scenario updated pursuant to section 25-68o, as  
1321 amended by this act.

1322 (c) Zoning regulations adopted pursuant to subsection (a) of this  
1323 section may:

1324 (1) To the extent consistent with soil types, terrain and water, sewer  
1325 and traffic infrastructure capacity for the community, provide for or  
1326 require cluster development, as defined in section 8-18;

1327 (2) Be made with reasonable consideration for the protection of  
1328 historic factors;

1329 (3) Require or promote (A) energy-efficient patterns of development;  
1330 (B) the use of distributed generation or freestanding solar, wind and  
1331 other renewable forms of energy; (C) combined heat and power; [and]  
1332 (D) energy conservation; and (E) resilience, as defined in section 16-  
1333 243y;

1334 (4) Provide for incentives for developers who use (A) solar and other  
1335 renewable forms of energy; (B) combined heat and power; (C) water  
1336 conservation, including demand offsets; [and] (D) energy conservation  
1337 techniques, including, but not limited to, cluster development, higher  
1338 density development and performance standards for roads, sidewalks  
1339 and underground facilities in the subdivision; and (E) flood-risk  
1340 reduction building methods;

1341 (5) Provide for a municipal or regional system for the creation of  
1342 development rights and the permanent transfer of such development  
1343 rights, which may include a system for the variance of density limits in  
1344 connection with any such transfer;

1345 (6) Provide for notice requirements in addition to those required by  
1346 this chapter;

1347 (7) Provide for conditions on operations to collect spring water or  
1348 well water, as defined in section 21a-150, including the time, place and  
1349 manner of such operations;

1350 (8) Provide for floating zones, overlay zones and planned  
1351 development districts;

1352 (9) Require estimates of vehicle miles traveled and vehicle trips  
1353 generated in lieu of, or in addition to, level of service traffic calculations  
1354 to assess (A) the anticipated traffic impact of proposed developments;  
1355 and (B) potential mitigation strategies such as reducing the amount of  
1356 required parking for a development or requiring public sidewalks,  
1357 crosswalks, bicycle paths, bicycle racks or bus shelters, including off-  
1358 site; [and]

1359 (10) In any municipality where a traprock ridge or an amphibolite  
1360 ridge is located, (A) provide for development restrictions in ridgeline  
1361 setback areas; and (B) restrict quarrying and clear cutting, except that  
1362 the following operations and uses shall be permitted in ridgeline setback  
1363 areas, as of right: (i) Emergency work necessary to protect life and  
1364 property; (ii) any nonconforming uses that were in existence and that  
1365 were approved on or before the effective date of regulations adopted  
1366 pursuant to this section; and (iii) selective timbering, grazing of  
1367 domesticated animals and passive recreation; and

1368 (11) Provide for sending and receiving sites in conjunction with any  
1369 transfer of development rights program established pursuant to section  
1370 8-2e, as amended by this act.

1371 Sec. 23. Section 8-2e of the general statutes is repealed and the  
1372 following is substituted in lieu thereof (*Effective July 1, 2024*):

1373 (a) Any two or more municipalities which have adopted the  
1374 provisions of this chapter or chapter 125a or which are exercising zoning  
1375 power pursuant to any special act may, with the approval of the  
1376 legislative body of each municipality, execute an agreement providing  
1377 for a system of development rights and the transfer of development  
1378 rights across the boundaries of the municipalities which are parties to  
1379 the agreement. Such system shall be implemented in a manner  
1380 approved by the legislative body of each municipality and by the  
1381 commission or other body which adopts zoning regulations of each  
1382 municipality. Such agreement may provide that such system be  
1383 administered by a regional council of governments or other agency.

1384 (b) Any two or more municipalities that have executed an agreement  
1385 pursuant to subsection (a) of this section may, by interlocal agreement,  
1386 establish a transfer of development rights bank. Each such interlocal  
1387 agreement shall (1) identify the receiving site, (2) include the local  
1388 legislation governing development rights that has been adopted or is  
1389 intended to be adopted by the municipality or municipalities in which  
1390 the receiving site is located, (3) describe procedures for the termination

1391 of the transfer of development rights bank, and (4) describe the  
1392 conversion ratio to be used in the receiving site, which may express the  
1393 extent of additional development rights in any combination of units,  
1394 floor area, height or other applicable development standards that may  
1395 be modified by the municipality to provide incentives for the purchase  
1396 of development rights.

1397 (c) Each receiving site identified pursuant to subsection (b) of this  
1398 section shall (1) be eligible for connection with a public water system,  
1399 (2) be located not more than one-half mile from public transportation  
1400 facilities, as defined in section 13b-79kk, (3) not be located within the  
1401 boundaries of core forest, as defined in section 16a-3k, (4) not be located  
1402 within the boundaries of any area impacted by the most recent sea level  
1403 change scenario updated pursuant to subsection (b) of section 25-68o, as  
1404 amended by this act, and (5) be located above the five-hundred-year  
1405 flood elevation.

1406 (d) Eligible sending sites may include, but need not be limited to, (1)  
1407 core forest, as defined in section 13b-79kk, (2) land classified as farm  
1408 land in accordance with section 12-107c, (3) agricultural land, as defined  
1409 in section 22-3, (4) areas identified as containing habitat for endangered  
1410 or threatened species pursuant to (A) federal law, (B) section 26-306 or  
1411 26-308, or (C) a written determination of the United States Fish and  
1412 Wildlife Service or a state and federally recognized tribe that such area  
1413 is appropriate for the preservation of endangered or threatened species  
1414 habitat, and (5) areas within the boundaries of any area impacted by the  
1415 most recent sea level change scenario updated pursuant to subsection  
1416 (b) of section 25-68o, as amended by this act, or a floodplain, as defined  
1417 in section 25-68i.

1418 Sec. 24. (*Effective July 1, 2024*) (a) Not later than September 1, 2024, the  
1419 Insurance Commissioner shall, within available resources, convene a  
1420 working group to (1) study the needs of homeowners and small  
1421 business owners with respect to the fortification of their homes and  
1422 places of business against potential losses due to natural disasters,  
1423 hazards and climate change, and (2) make recommendations concerning

1424 the feasibility of establishing a program to assist homeowners and small  
1425 business owners in fortifying their homes and places of business against  
1426 such losses. Such recommendations shall include, but need not be  
1427 limited to, (A) the structure and oversight of such a program, (B)  
1428 potential incentives that may be offered to such homeowners and small  
1429 business owners for the fortification of such homes and places of  
1430 business, especially in vulnerable communities, as defined in section 16-  
1431 243y of the general statutes, and (C) the identification of funding sources  
1432 for such program.

1433 (b) The working group shall consist of members appointed by the  
1434 commissioner, who may have expertise in construction, insurance,  
1435 natural disasters and hazards, emergency preparedness and climate  
1436 change. The commissioner shall appoint two cochairpersons from  
1437 among the members of the working group. The working group shall  
1438 hold not less than one public forum to allow the public to provide input  
1439 on the recommendations of the working group.

1440 (c) Not later than January 1, 2025, the working group shall submit a  
1441 report of its findings and recommendations, in accordance with the  
1442 provisions of section 11-4a of the general statutes, to the Governor and  
1443 the joint standing committee of the General Assembly having  
1444 cognizance of matters relating to insurance. The working group shall  
1445 terminate upon submission of said report or January 1, 2025, whichever  
1446 is later.

1447 Sec. 25. Section 16a-27 of the general statutes is repealed and the  
1448 following is substituted in lieu thereof (*Effective July 1, 2024*):

1449 (a) The secretary, after consultation with all appropriate state,  
1450 regional and local agencies and other appropriate persons, shall, prior  
1451 to March 1, 2012, complete a revision of the existing plan and enlarge it  
1452 to include, but not be limited to, policies relating to transportation,  
1453 energy and air. Any revision made after July 1, 1995, shall take into  
1454 consideration the conservation and development of greenways that  
1455 have been designated by municipalities and shall recommend that state

1456 agencies coordinate their efforts to support the development of a state-  
1457 wide greenways system. The Commissioner of Energy and  
1458 Environmental Protection shall identify state-owned land for inclusion  
1459 in the plan as potential components of a state greenways system.

1460 (b) Any revision made after August 20, 2003, shall take into account  
1461 (1) economic and community development needs and patterns of  
1462 commerce, and (2) linkages of affordable housing objectives and land  
1463 use objectives with transportation systems.

1464 (c) Any revision made after March 1, 2006, shall (1) take into  
1465 consideration risks associated with natural hazards, including, but not  
1466 limited to, flooding, high winds and wildfires; (2) identify the potential  
1467 impacts of natural hazards on infrastructure and property; and (3) make  
1468 recommendations for the siting of future infrastructure and property  
1469 development to minimize the use of areas prone to natural hazards,  
1470 including, but not limited to, flooding, high winds and wildfires.

1471 (d) Any revision made after July 1, 2005, shall describe the progress  
1472 towards achievement of the goals and objectives established in the  
1473 previously adopted state plan of conservation and development and  
1474 shall identify (1) areas where it is prudent and feasible (A) to have  
1475 compact, transit accessible, pedestrian-oriented [~~mixed-use~~] mixed use  
1476 development patterns and land reuse, and (B) to promote such  
1477 development patterns and land reuse, (2) priority funding areas  
1478 designated under section 16a-35c, and (3) corridor management areas  
1479 on either side of a limited access highway or a rail line. In designating  
1480 corridor management areas, the secretary shall make recommendations  
1481 that (A) promote land use and transportation options to reduce the  
1482 growth of traffic congestion; (B) connect infrastructure and other  
1483 development decisions; (C) promote development that minimizes the  
1484 cost of new infrastructure facilities and maximizes the use of existing  
1485 infrastructure facilities; and (D) increase intermunicipal and regional  
1486 cooperation.

1487 (e) Any revision made after October 1, 2008, shall (1) for each policy

1488 recommended (A) assign a priority; (B) estimate funding for  
1489 implementation and identify potential funding sources; (C) identify  
1490 each entity responsible for implementation; and (D) establish a schedule  
1491 for implementation; and (2) for each growth management principle,  
1492 determine three benchmarks to measure progress in implementation of  
1493 the principles, one of which shall be a financial benchmark.

1494 (f) Any revision made after October 1, 2009, shall take into  
1495 consideration the protection and preservation of Connecticut Heritage  
1496 Areas.

1497 (g) Any revision made after December 1, 2011, shall take into  
1498 consideration (1) the state water supply and resource policies  
1499 established in sections 22a-380 and 25-33c, and (2) the list prepared by  
1500 the Commissioner of Public Health pursuant to section 25-33q.

1501 (h) (1) Any revision made after October 1, 2019, and until the  
1502 adoption of the state Conservation and Development Policies Plan,  
1503 2025-2030, shall [(1)] (A) take into consideration risks associated with  
1504 increased coastal flooding and erosion, depending on site topography,  
1505 as anticipated in the most recent sea level change scenario updated  
1506 pursuant to subsection (b) of section 25-68o, as amended by this act, [(2)]  
1507 (B) identify the impacts of such increased flooding and erosion on  
1508 infrastructure and natural resources, [(3)] (C) make recommendations  
1509 for the siting of future infrastructure and property development to  
1510 minimize the use of areas prone to such flooding and erosion, and [(4)]  
1511 (D) take into consideration the state's greenhouse gas reduction goals  
1512 established pursuant to section 22a-200a.

1513 (2) Any revision made after the adoption of the state Conservation  
1514 and Development Policies Plan, 2025-2030 shall (A) take into  
1515 consideration risks associated with (i) changes to the rate and timing of  
1516 annual precipitation and increased average temperatures resulting in  
1517 extreme heat, and (ii) increased flooding and erosion, depending on site  
1518 topography, as anticipated in the most recent sea level change scenario  
1519 updated pursuant to subsection (b) of section 25-68o, as amended by

1520 this act, and by other sources as deemed appropriate by the Secretary of  
1521 Policy and Management, (B) identify the impacts of such extreme heat,  
1522 drought and increased flooding and erosion on infrastructure and  
1523 natural resources, (C) make recommendations for the siting of future  
1524 infrastructure and property development to minimize the use of areas  
1525 prone to such flooding and erosion, (D) make recommendations for land  
1526 use strategies that minimize risks to public health, infrastructure and the  
1527 environment, and (E) take into consideration the state's greenhouse gas  
1528 reduction goals established pursuant to section 22a-200a.

1529 (i) Any revision made after October 1, 2016, shall take into  
1530 consideration the need for technology infrastructure in the  
1531 municipality.

1532 (j) Thereafter on or before March first in each revision year the  
1533 secretary shall complete a revision of the plan of conservation and  
1534 development, provided no revision year may be later than four years  
1535 subsequent to the year in which the plan was last adopted in accordance  
1536 with the process established in this chapter.

1537 Sec. 26. Section 28-5 of the general statutes is amended by adding  
1538 subsection (h) as follows (*Effective July 1, 2024*):

1539 (NEW) (h) On and after October 1, 2028, the state civil preparedness  
1540 plan and program established pursuant to subsection (b) of this section  
1541 shall consider observed and projected climate trends relating to extreme  
1542 weather events, drought, coastal and inland flooding, storm surge,  
1543 wildfire, extreme heat and any other hazards deemed relevant by the  
1544 commissioner.

1545 Sec. 27. Section 7-131d of the 2024 supplement to the general statutes  
1546 is repealed and the following is substituted in lieu thereof (*Effective July*  
1547 *1, 2024*):

1548 (a) There is established the protected open space and watershed land  
1549 acquisition grant program. The program shall provide grants to  
1550 municipalities and nonprofit land conservation organizations to acquire



1551 land or permanent interests in land for open space and watershed  
1552 protection and to water companies, as defined in section 25-32a, to  
1553 acquire and protect land which is eligible to be classified as class I or  
1554 class II land, as defined in section 25-37c, after acquisition. All lands or  
1555 interests in land acquired under this program shall be preserved in  
1556 perpetuity predominantly in their natural scenic and open condition for  
1557 the protection of natural resources while allowing for recreation  
1558 consistent with such protection and, for lands acquired by water  
1559 companies, allowing for the improvements necessary for the protection  
1560 or provision of potable water.

1561 (b) Grants may be made under the protected open space and  
1562 watershed land acquisition grant program established under subsection  
1563 (a) of this section or under the Charter Oak open space grant program  
1564 established under section 7-131t to match funds for the purchase of land  
1565 or permanent interests in land which purchase meets one of the  
1566 following criteria: (1) Protects land identified as being especially  
1567 valuable for recreation, forestry, fishing, conservation of wildlife or  
1568 natural resources; (2) protects land which includes or contributes to a  
1569 prime natural feature of the state's landscape, including, but not limited  
1570 to, a shoreline, a river, its tributaries and watershed, an aquifer,  
1571 mountainous territory, ridgelines, an inland or coastal wetland, a  
1572 significant littoral or estuarine or aquatic site or other important  
1573 geological feature; (3) protects habitat for native plant or animal species  
1574 listed as threatened or endangered or of special concern, as defined in  
1575 section 26-304; (4) protects a relatively undisturbed outstanding  
1576 example of a native ecological community which is now uncommon; (5)  
1577 enhances and conserves water quality of the state's lakes, rivers and  
1578 coastal water; (6) preserves local agricultural heritage; or (7) in the case  
1579 of grants to water companies, protects land which is eligible to be  
1580 classified as class I land or class II land after acquisition. [The  
1581 commissioner may make a grant under the protected open space and  
1582 watershed land acquisition grant program to a distressed municipality  
1583 or a targeted investment community, as defined in section 32-9p, for  
1584 restoration or protection of natural features or habitats on open space

1585 already owned by the municipality, including, but not limited to,  
1586 wetland or wildlife or plant habitat restoration or restoration of other  
1587 sites to a more natural condition, or replacement of vegetation, provided  
1588 the total amount of grants to such municipalities for such purposes may  
1589 not exceed twenty per cent of the total amount of grants made in any  
1590 fiscal year.]

1591 (c) Grants may be made under the protected open space and  
1592 watershed land acquisition grant program established under subsection  
1593 (a) of this section for restoration or protection of natural features or  
1594 habitats on open space already owned by a (1) distressed municipality,  
1595 as defined in section 32-9p, (2) targeted investment community, as  
1596 defined in section 32-222, (3) municipality, provided such open space is  
1597 located in an environmental justice community, as defined in section  
1598 22a-20a, or (4) nonprofit land conservation organization, provided such  
1599 open space is located in a distressed municipality, targeted investment  
1600 community or environmental justice community. Such restoration or  
1601 protection may include, but need not be limited to, wetland, wildlife or  
1602 plant habitat restoration or restoration of other sites to a more natural  
1603 condition or replacement of vegetation. The total amount of grants  
1604 made pursuant to this subsection shall not exceed twenty per cent of the  
1605 total amount of grants made pursuant to the open space and watershed  
1606 land acquisition grant program in any fiscal year.

1607 [(c) No] (d) (1) Except as provided in subdivision (2) of this  
1608 subsection, no grant may be made under the protected open space and  
1609 watershed land acquisition grant program established under subsection  
1610 (a) of this section or under the Charter Oak open space grant program  
1611 established under section 7-131t for: [(1)] (A) Land to be used for  
1612 commercial purposes or for recreational purposes requiring intensive  
1613 development, including, but not limited to, golf courses, driving ranges,  
1614 tennis courts, ballfields, swimming pools and uses by motorized  
1615 vehicles other than vehicles needed by water companies to carry out  
1616 their purposes, provided trails or pathways for pedestrians, motorized  
1617 wheelchairs or nonmotorized vehicles shall not be considered intensive  
1618 development; [(2)] (B) land with environmental contamination over a

1619 significant portion of the property provided grants for land requiring  
1620 remediation of environmental contamination may be made if  
1621 remediation will be completed before acquisition of the land or any  
1622 interest in the land and an environmental assessment approved by the  
1623 Commissioner of Energy and Environmental Protection has been  
1624 completed and no environmental use restriction applies to the land; [(3)]  
1625 (C) land which has already been committed for public use, except as  
1626 provided in subsection (c) of section 7-131g; [(4)] (D) development costs,  
1627 including, but not limited to, construction of ballfields, tennis courts,  
1628 parking lots or roadways; [(5)] (E) land to be acquired by eminent  
1629 domain; or [(6)] (F) reimbursement of in-kind services or incidental  
1630 expenses associated with the acquisition of land. This subsection shall  
1631 not prohibit the continuation of agricultural activity, the activities of a  
1632 water company for public water supply purposes or the selling of timber  
1633 incidental to management of the land which management is in  
1634 accordance with approved forest management practices provided any  
1635 proceeds of such timber sales shall be used for management of the land.  
1636 In the case of land acquired under this section which is designated as a  
1637 state park, any fees charged by the state for use of such land shall be  
1638 used by the state in accordance with the provisions of title 23.

1639 (2) Grants in a total amount not exceeding five per cent of the total  
1640 amount of grants made pursuant to the open space and watershed land  
1641 acquisition grant program in any fiscal year may be made to distressed  
1642 municipalities, as defined in section 32-9p, targeted investment  
1643 communities, as defined in section 32-222, nonprofit land conservation  
1644 organizations and municipalities, for the purpose of reimbursement for  
1645 in-kind services or incidental expenses associated with the acquisition  
1646 of land, including, but not limited to, survey fees, appraisal costs and  
1647 legal fees, provided such land is located in a distressed municipality,  
1648 targeted investment community or environmental justice community,  
1649 as defined in section 22a-20a.

1650 [(d)] (e) Any municipality or group of contiguous municipalities may  
1651 apply to the Commissioner of Energy and Environmental Protection for  
1652 a grant-in-aid of a program established to preserve or restrict to

1653 conservation or recreation purposes the use of open space land. Such  
1654 grant shall be used for the acquisition of land, or easements, interests or  
1655 rights therein, or for the development of such land, or easements,  
1656 interests or rights therein, for purposes set forth in this section, or both,  
1657 in accordance with a plan of development adopted by the municipal  
1658 planning commission of the municipality within which the land is  
1659 located. Any application for a grant-in-aid relating to land located  
1660 beyond the territorial limits of the applying municipality shall be subject  
1661 to approval of the legislative body of the municipality within whose  
1662 territorial limits the land is located. A municipality applying for aid  
1663 under this section, may designate its conservation commission as its  
1664 agent to make such application.

1665 [(e)] (f) At closing, a permanent conservation easement, as defined in  
1666 section 47-42, shall be executed for any property purchased with grant  
1667 funds, which conservation easement shall provide that the property  
1668 shall remain forever predominantly in its natural and open condition  
1669 for the specific conservation, open space or water supply purposes for  
1670 which it was acquired provided any improvements or changes to the  
1671 property shall be supportive of such condition or purposes. The  
1672 permanent conservation easement shall be in favor of the state acting  
1673 through the Commissioner of Energy and Environmental Protection, or  
1674 his designee, which may be a municipality or a land conservation  
1675 organization. In the case of land acquired for water supply protection, a  
1676 water company may hold an easement in conjunction with the state or  
1677 a nonprofit entity to protect the water supply. Such permanent  
1678 conservation easement shall also include a requirement that the  
1679 property be made available to the general public for appropriate  
1680 recreational purposes, the maintenance of which recreational access  
1681 shall be the responsibility of the grantee provided such access shall not  
1682 be required for land which will be classified as class I or class II land by  
1683 a water company if such access is inconsistent with the provision of pure  
1684 drinking water to the public. An exception to the provision of public  
1685 recreational access may be made at the discretion of the Commissioner  
1686 of Energy and Environmental Protection when provision for public

1687 access would be unreasonably detrimental to the wildlife or plant  
1688 habitat or other natural features of the property or, for land where  
1689 development rights have been purchased, would be disruptive of  
1690 agricultural activity occurring on the land. Any instrument conveying  
1691 an interest in land less than fee which interest is purchased under this  
1692 section shall provide for the permanent preservation of the land and  
1693 public access consistent with the land's use or protection and with any  
1694 restrictions prescribed by the Department of Public Health in order to  
1695 protect a public drinking water source.

1696 Sec. 28. Subsections (b) and (c) of section 7-131e of the general statutes  
1697 are repealed and the following is substituted in lieu thereof (*Effective July*  
1698 *1, 2024*):

1699 (b) There is established a Natural Heritage, Open Space and  
1700 Watershed Land Acquisition Review Board to assist and advise the  
1701 commissioner in carrying out the provisions of sections 7-131d to 7-  
1702 131g, inclusive, as amended by this act, and sections 23-73 to 23-79,  
1703 inclusive. Upon establishment of the review board and selection of a  
1704 chairman under this section, the review board (1) shall provide  
1705 comments on selection criteria, policies and procedures; (2) shall  
1706 promote public participation; (3) shall provide guidance and conduct  
1707 review of strategies for land protection, including strategies under  
1708 section 23-8; (4) shall review and evaluate grant award policies and  
1709 procedures; and (5) may provide comments on any application for  
1710 funds not later than forty-five days after such application is submitted  
1711 to the chairman. Upon establishment of the board, the commissioner  
1712 shall take such comments into consideration in making any decisions  
1713 regarding such grants.

1714 (c) The review board shall consist of [twenty-one] twenty-three  
1715 members as follows: (1) The chairpersons and ranking members of the  
1716 bonding subcommittee of the joint standing committee of the General  
1717 Assembly having cognizance of matters relating to finance, revenue and  
1718 bonding; (2) one member of the joint standing committee of the General  
1719 Assembly having cognizance of matters relating to the environment,

1720 appointed by the speaker of the House of Representatives, and one  
1721 member of the joint standing committee of the General Assembly  
1722 having cognizance of matters relating to planning and development,  
1723 appointed by the president pro tempore of the Senate, each of whom  
1724 shall be ex-officio members of the board; (3) the Secretary of the Office  
1725 of Policy and Management, or his designee; (4) a representative of the  
1726 business community and a person experienced in issues relating to  
1727 access to public facilities by persons with disabilities, appointed by the  
1728 Governor; (5) one representative from an investor-owned water utility,  
1729 appointed by the minority leader of the Senate; (6) one representative  
1730 from a municipal water utility, appointed by the minority leader of the  
1731 House of Representatives; (7) one representative from a regional water  
1732 utility, appointed by the minority leader of the Senate; (8) one  
1733 representative who is a realtor or attorney with a minimum of five  
1734 [years] years' experience in real estate transfers, appointed by the  
1735 speaker of the House of Representatives; one representative with a  
1736 minimum of five [years] years' experience in the construction industry  
1737 or land development, appointed by the president pro tempore of the  
1738 Senate; (9) two representatives of interest groups primarily concerned  
1739 with the conservation of river watershed regions, appointed one each  
1740 by the majority leaders of the House of Representatives and the Senate;  
1741 (10) three representatives from nonprofit organizations primarily  
1742 concerned with environmental protection or natural resource  
1743 conservation with a minimum of five [years] years' experience in land  
1744 conservation and acquisition, appointed one each by the Governor, the  
1745 speaker of the House of Representatives and the president pro tempore  
1746 of the Senate; [and] (11) one chief elected official of a town with a  
1747 population less than twenty thousand and one chief elected official of a  
1748 town with a population greater than twenty thousand, appointed by the  
1749 Governor; (12) one member who is a representative of a community of  
1750 color, low-income community or community-based organization, or  
1751 professor from a college or university in the state with expertise in  
1752 environmental justice, appointed by the Commissioner of Energy and  
1753 Environmental Protection; and (13) one member who resides in a United  
1754 States census block group, as determined in accordance with the most

1755 recent United States decennial census, for which thirty per cent or more  
1756 of the population consists of low-income persons who are not  
1757 institutionalized and have an income below two hundred per cent of the  
1758 federal poverty level, appointed by the Commissioner of Energy and  
1759 Environmental Protection. The members, other than the members  
1760 described in subdivisions (1), (2) and (3) of this subsection, shall serve  
1761 terms of three years provided the terms of the members described in  
1762 subdivisions (4) to (8), inclusive, of this subsection who are appointed  
1763 in the year after July 1, 1998, shall expire on October 1, 1999, and further  
1764 provided the terms of the members described in subdivisions (9) to (11),  
1765 inclusive, of this subsection shall expire on October 1, 2000. The board  
1766 shall elect a chairman from among its members and shall make such  
1767 election on or before October 1, 1998. Members of the board shall serve  
1768 until reappointed or replaced.

1769       Sec. 29. Subsection (a) of section 7-131g of the 2024 supplement to the  
1770 general statutes is repealed and the following is substituted in lieu  
1771 thereof (*Effective July 1, 2024*):

1772       (a) The Commissioner of Energy and Environmental Protection may  
1773 make grants under the open space and watershed land acquisition  
1774 program to: (1) Municipalities for acquisition of land for open space  
1775 under subdivisions (1) to (6), inclusive, of subsection (b) of section 7-  
1776 131d, as amended by this act, in an amount not to exceed sixty-five per  
1777 cent of the fair market value of a parcel of land or interest in land  
1778 proposed to be acquired; (2) municipalities for acquisition of land for  
1779 class I and class II water supply protection under subdivision (5) of  
1780 subsection (b) of said section 7-131d, in an amount not to exceed sixty-  
1781 five per cent of such value; (3) nonprofit land conservation  
1782 organizations for acquisition of land for open space or watershed  
1783 protection under subdivisions (1) to (6), inclusive, of subsection (b) of  
1784 said section 7-131d, in an amount not to exceed sixty-five per cent of  
1785 such value; (4) water companies for acquisition of land under  
1786 subdivision (7) of subsection (b) of said section 7-131d, in an amount not  
1787 to exceed sixty-five per cent of such value provided if such a company  
1788 proposes in a grant application that it intends to allow access to such

1789 land for recreational uses, such company shall seek approval of the  
1790 Commissioner of Public Health for such access; and (5) distressed  
1791 municipalities, as defined in section 32-9p or targeted investment  
1792 communities, as defined in section [32-9p] 32-222, municipalities  
1793 containing one or more environmental justice communities, as defined  
1794 in section 22a-20a, or, with the approval of the chief elected official or  
1795 governing legislative body of such a municipality or community, to a  
1796 nonprofit land conservation organization or water company, for  
1797 acquisition of land within that municipality or community, for open  
1798 space under subdivisions (1) to (6), inclusive, of subsection (b) of said  
1799 section 7-131d, in an amount not to exceed seventy-five per cent of such  
1800 value or for performance of work in the restoration, enhancement or  
1801 protection of resources in an amount not to exceed fifty per cent of the  
1802 cost of such work. Applicants for grants under the program shall  
1803 provide a copy of the application to the chairperson of the review board  
1804 established under section 7-131e, as amended by this act. The board  
1805 shall provide comments to the commissioner on pending applications  
1806 as it deems necessary.

1807 Sec. 30. Subsection (a) of section 7-131e of the general statutes is  
1808 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
1809 *2024*):

1810 (a) Grant award decisions under the protected open space and  
1811 watershed land acquisition grant program established under section 7-  
1812 131d, as amended by this act, or under the Charter Oak open space grant  
1813 program established under section 7-131t shall be made by the  
1814 Commissioner of Energy and Environmental Protection at least  
1815 semiannually. All complete and eligible grant applications shall be acted  
1816 upon by the commissioner as soon as practicable. A single project may  
1817 receive a grant in more than one grant cycle, subject to future availability  
1818 of funds and subject to the limitations set forth in this section and  
1819 sections 23-78, 12-498 and 7-131d, as amended by this act. Up to five per  
1820 cent of the grant funds may be used for administrative expenses  
1821 including, but not limited to: (1) Contractors to assist the Department of  
1822 Energy and Environmental Protection in the review and evaluation of



1823 grant proposals and baseline data collection for conservation easements;  
1824 (2) appraisals or appraisal reviews; and (3) preparation of legal and  
1825 other documents. Administrative expenses may not be used for staff  
1826 salaries. Not later than September 1, 1998, for the protected open space  
1827 and watershed land acquisition grant program established under  
1828 section 7-131d, as amended by this act, and not later than September 1,  
1829 2000, for the Charter Oak open space grant program account established  
1830 under section 7-131t, the commissioner shall develop written guidelines  
1831 and a ranking system for consistency and equity in the distribution of  
1832 grant awards under the protected open space and watershed land  
1833 acquisition grant program established under section 7-131d, as  
1834 amended by this act, or under the Charter Oak open space grant  
1835 program account established under section 7-131t based on the criteria  
1836 listed in subsections (b), [and] (c) and (d) of section 7-131d, as amended  
1837 by this act. Consistent with such criteria, additional consideration shall  
1838 be given to: (A) Protection of lands adjacent to and complementary to  
1839 adjacent protected open space land or class I or class II water company  
1840 lands; (B) equitable geographic distribution of the grants; (C) proximity  
1841 of a property to urban areas with growth and development pressures or  
1842 to areas with open space deficiencies and underserved populations; (D)  
1843 protection of land particularly vulnerable to development incompatible  
1844 with its natural resource values including the protection of a public  
1845 water supply source; (E) consistency with the state plan of conservation  
1846 and development; (F) multiple protection elements, such as water  
1847 quality and supply protection, scenic preservation and farmland  
1848 preservation; (G) the extent to which the presence of already constructed  
1849 buildings or other man-made improvements diminish or overshadow  
1850 the natural resource value of a proposed acquisition, or its value relative  
1851 to its cost; and (H) preservation of forest lands and bodies of water  
1852 which naturally absorb significant amounts of carbon dioxide.

1853 Sec. 31. Subsection (a) of section 23-8b of the general statutes is  
1854 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
1855 *2024*):

1856 (a) Any contract for the protection of open space entered into by the

1857 Commissioner of Energy and Environmental Protection with BHC  
1858 Company, Aquarion or Kelda Group, jointly or individually, and The  
1859 Nature Conservancy, for purchase of land or interests in land from said  
1860 companies shall be on such terms and conditions as are approved by the  
1861 commissioner. Such terms and conditions shall provide for the filing on  
1862 the land records in the town in which the land is located, restrictions or  
1863 easements that provide that all land or interest in land subject to such  
1864 purchase is preserved in perpetuity in its natural and open condition for  
1865 the protection of natural resources and public water supplies. Such  
1866 restrictions or easements may allow only those recreational activities  
1867 which are not prohibited in subsection [(c)] (d) of section 7-131d, as  
1868 amended by this act, and shall allow for improvements and activities  
1869 necessary only for land and natural resource management and safe and  
1870 adequate potable water. Such permanent restrictions or easements shall  
1871 be in favor of the State of Connecticut acting through the Commissioner  
1872 of Energy and Environmental Protection. Such permanent restrictions  
1873 or easements shall also include a requirement that the property be  
1874 available to the general public for recreational purposes as permitted  
1875 under subsection [(c)] (d) of section 7-131d, as amended by this act, and  
1876 shall allow for the installation of such permanent fixtures as may be  
1877 necessary to provide such permitted recreational activities. The  
1878 Department of Energy and Environmental Protection and the state are  
1879 hereby authorized to carry out and fulfill their obligations under any  
1880 such contract. In addition to such rights as said companies may have  
1881 pursuant to chapter 53, those rights in and to land or interests in land  
1882 reserved by said companies in their conveyances to the state in  
1883 accordance with the provisions of said contract shall be enforceable in  
1884 equity.

1885       Sec. 32. (NEW) (*Effective July 1, 2024*) Notwithstanding the provisions  
1886 of section 22a-352 of the general statutes, the Water Planning Council,  
1887 as established pursuant to section 25-33o of the general statutes, shall,  
1888 in undertaking the next periodic update to the state water plan in  
1889 accordance with section 22a-352 of the general statutes: (1) Consider the  
1890 potential impact of climate change on the quality of water resources, (2)

1891 take into account past conditions and predictions of future temperatures  
1892 and precipitation when identifying the quantities and qualities of water  
1893 that are available for public water supply, health, economic, recreation  
1894 and environmental benefits on a regional basin scale considering both  
1895 surface water and groundwater, and (3) include recommendations and  
1896 an implementation plan to reduce impacts from climate change and  
1897 extreme weather events on water quality and quantity.

1898       Sec. 33. (NEW) (*Effective July 1, 2024*) (a) Not later than December 31,  
1899 2028, and every ten years thereafter, the Departments of Public Health  
1900 and Energy and Environmental Protection and the Public Utilities  
1901 Regulatory Authority shall each review their regulations pertaining to  
1902 water supply and, in accordance with the provisions of chapter 54 of the  
1903 general statutes, revise such regulations to incorporate the most  
1904 concurrent projections on precipitation, temperature or other applicable  
1905 conditions that could impact water quality, quantity and distribution.

1906       (b) Not later than December 31, 2028, and every ten years thereafter,  
1907 the Departments of Public Health and Energy and Environmental  
1908 Protection shall each review and revise their permitting processes for  
1909 sewage disposal systems, and any attendant regulations, in accordance  
1910 with the provisions of chapter 54 of the general statutes, to incorporate  
1911 the most concurrent projections on precipitation, flooding, sea level rise  
1912 or other applicable conditions that could impact public safety and  
1913 environmental quality.

1914       Sec. 34. (NEW) (*Effective July 1, 2024*) (a) Notwithstanding any  
1915 provision of the general statutes, the Commissioner of the Department  
1916 of Energy and Environmental Protection may acquire, in the name of  
1917 the state and for flood control and protection and associated public  
1918 purposes, no more than 25.7 acres of real property, or interests or rights  
1919 therein, by purchase, gift, devise or exchange, or may take the same by  
1920 eminent domain in the manner provided in Part IV of chapter 238 of the  
1921 general statutes, provided: (1) Such acquisition occurs prior to October  
1922 1, 2034; (2) the owner of any private property taken by eminent domain  
1923 pursuant to this section shall be entitled to challenge the amount of

1924 compensation in accordance with section 13a-76 of the general statutes;  
1925 and (3) such property or interest therein is located in a municipality that  
1926 was incorporated in 1836 and has a population between one hundred  
1927 forty thousand and one hundred fifty thousand as reported in the 2010  
1928 federal decennial census and is necessary to construct a disaster relief,  
1929 long-term recovery or infrastructure restoration project funded in 2016  
1930 by the Community Development Block Grant-National Disaster  
1931 Resilience program, 81 CFR 36557.

1932 (b) Whenever the Commissioner of the Department of Energy and  
1933 Environmental Protection determines that the construction, operation,  
1934 maintenance, repair or reconstruction of the property described in  
1935 subdivision (3) of subsection (a) of this section or the flood control and  
1936 protection improvements thereon, would necessitate the readjustment,  
1937 relocation or removal of a public service facility, as defined in section  
1938 13a-126 of the general statutes, the commissioner may issue a  
1939 readjustment, relocation or removal order to the company, corporation  
1940 or municipality owning or operating such public service facility and  
1941 such company, corporation or municipality shall readjust, relocate or  
1942 remove such public service facility promptly, in accordance with such  
1943 order, provided an equitable share of the cost of such readjustment,  
1944 relocation or removal, including the cost of installing and constructing  
1945 a public service facility of equal capacity in a new location, shall be  
1946 borne by the state, within available appropriations, and calculated in  
1947 accordance with section 13a-126 of the general statutes, as applied to  
1948 state highways other than limited access highways.

1949 Sec. 35. (*Effective from passage*) Not later than January 1, 2025, the  
1950 Commissioner of Energy and Environmental Protection, in consultation  
1951 with the Insurance Commissioner, shall submit a report, in accordance  
1952 with the provisions of section 11-4a of the general statutes, to the joint  
1953 standing committee of the General Assembly having cognizance of  
1954 matters relating to the environment on the requirements to create a  
1955 climate resiliency fund that is funded by a surcharge on insurance  
1956 policies issued in this state for property damage, general liability,  
1957 business interruption, and any other form of business loss or similar

1958 mechanism in relation to fossil fuel projects. Such report shall include,  
1959 but not be limited to, an inventory of relevant fossil fuel projects,  
1960 recommendations for structuring any such assessment and fund, and  
1961 mechanisms to ensure maximum compliance with such assessment. For  
1962 purposes of this section, "fossil fuel project" means any project intended  
1963 to facilitate or expand the exploration, extraction, processing, exporting,  
1964 transporting other than by truck, storage, or any other significant action  
1965 with respect to oil, natural gas or coal and includes, but is not limited to,  
1966 the construction of any infrastructure related to such activities  
1967 including, but not limited to, wells, pipelines, terminals, refineries or  
1968 utility-scale generation facilities.

1969 Sec. 36. Section 8-2f of the general statutes is repealed. (Effective July  
1970 1, 2024)

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2024	New section
Sec. 2	July 1, 2024	New section
Sec. 3	July 1, 2024	New section
Sec. 4	July 1, 2024	New section
Sec. 5	July 1, 2024	New section
Sec. 6	July 1, 2024	New section
Sec. 7	July 1, 2024	New section
Sec. 8	July 1, 2024	New section
Sec. 9	July 1, 2024	New section
Sec. 10	July 1, 2024	New section
Sec. 11	July 1, 2024	8-23(d) to (f)
Sec. 12	July 1, 2024	8-23(i)
Sec. 13	July 1, 2024	28-1(2) to (4)
Sec. 14	July 1, 2024	25-68o
Sec. 15	July 1, 2024	7-364
Sec. 16	July 1, 2024	13a-175a(a)
Sec. 17	July 1, 2024	New section
Sec. 18	July 1, 2024	8-35a(a) and (b)
Sec. 19	July 1, 2024	29-251
Sec. 20	July 1, 2024	29-251c(c)
Sec. 21	July 1, 2024	29-256a

---

Sec. 22	<i>July 1, 2024</i>	8-2(b) and (c)
Sec. 23	<i>July 1, 2024</i>	8-2e
Sec. 24	<i>July 1, 2024</i>	New section
Sec. 25	<i>July 1, 2024</i>	16a-27
Sec. 26	<i>July 1, 2024</i>	28-5(h)
Sec. 27	<i>July 1, 2024</i>	7-131d
Sec. 28	<i>July 1, 2024</i>	7-131e(b) and (c)
Sec. 29	<i>July 1, 2024</i>	7-131g(a)
Sec. 30	<i>July 1, 2024</i>	7-131e(a)
Sec. 31	<i>July 1, 2024</i>	23-8b(a)
Sec. 32	<i>July 1, 2024</i>	New section
Sec. 33	<i>July 1, 2024</i>	New section
Sec. 34	<i>July 1, 2024</i>	New section
Sec. 35	<i>from passage</i>	New section
Sec. 36	<i>July 1, 2024</i>	Repealer section

**ENV**      *Joint Favorable Subst.*

**FIN**      *Joint Favorable*