



***Substitute Senate Bill No. 9***

***Public Act No. 25-33***

***AN ACT CONCERNING THE ENVIRONMENT, CLIMATE AND SUSTAINABLE MUNICIPAL AND STATE PLANNING, AND THE USE OF NEONICOTINOIDS AND SECOND-GENERATION ANTICOAGULANT RODENTICIDES.***

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

Section 1. (NEW) (*Effective July 1, 2026*) Each insurer that delivers, issues for delivery or renews in this state a homeowners or renters insurance policy for a residential dwelling shall provide to the insured a notice prescribed or approved by the Insurance Commissioner that explains clearly, conspicuously and in plain language that: (1) Such policy does not provide coverage for loss caused by flood, and (2) insurance is available under separate flood policies, including information regarding flood insurance eligibility and access.

Sec. 2. (NEW) (*Effective July 1, 2026*) (a) Not later than ten days prior to the date of the closing in a mortgage loan transaction, each creditor, as defined in section 49-6a of the general statutes, shall notify the mortgage loan applicant, in writing, that: (1) Standard homeowners insurance policies do not cover flood damage and related losses; (2) flood damage to property may occur regardless of whether the real property is located in a designated flood zone; and (3) the applicant may wish to consult a licensed insurance producer or surplus lines broker

**Substitute Senate Bill No. 9**

concerning the availability and benefits of obtaining flood insurance.

(b) The notice required by subsection (a) of this section shall be written in plain language and signed and dated by the mortgage loan applicant to acknowledge receipt of such notice. Each creditor shall keep and maintain a copy of such notice with the mortgage loan applicant's mortgage records.

Sec. 3. Subdivision (2) of subsection (d) of section 20-327b of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(2) Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

(A) A subsection entitled "Subject Property"

(i) Name of seller(s)

(ii) Street address, municipality, zip code

(B) A subsection entitled "General Information"

(i) Indicate the YEAR the structure was built:

(ii) Indicate HOW LONG you have occupied the property: If not applicable, indicate with N/A.

(iii) Does anyone else claim to own any part of your property, including, but not limited to, any encroachment(s)? If YES, explain:

(iv) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right-of-way? If YES, explain:

(v) Is the property in a flood hazard area or an inland wetlands area?

***Substitute Senate Bill No. 9***

If YES, explain:

(vi) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If YES, explain:

(vii) Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If YES, explain:

(viii) Is the property located in a municipally designated village district, municipally designated historic district or listed on the National Register of Historic Places? If YES, explain:

(ix) Special Statement: Information concerning village districts and historic districts may be obtained from the municipality's village or historic district commission, if applicable.

(x) Is the property located in a special tax district? If YES, explain:

(xi) Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If YES, explain:

(xii) Is the property located in a common interest community? If YES, is it subject to any community or association dues or fees? Please explain:

(xiii) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If YES, explain:

***Substitute Senate Bill No. 9***

(C) A subsection entitled "Leased Equipment"

Does the property include any Leased or Rented Equipment that would necessitate or obligate either of the following: The assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If YES, indicate by checking ALL items that apply: PROPANE FUEL TANK; WATER HEATER; SECURITY ALARM SYSTEM; FIRE ALARM SYSTEM; SATELLITE DISH ANTENNA; WATER TREATMENT SYSTEM; SOLAR DEVICES; MAJOR APPLIANCES; OTHER

(D) A subsection entitled "Mechanical/Utility Systems"

(i) Heating system problems? If YES, explain. List Fuel Types.

(ii) Hot water heater Type: Age: Hot water problems? If YES, explain:

(iii) Is there an underground storage tank? If YES, give AGE of tank and LOCATION.

(iv) Are you aware of any problems with the underground storage tank? If YES, explain:

(v) During the time you have owned the property, has there ever been an underground storage tank located on the property? If YES, has it been removed? If YES, what was the date of removal and what was the name and address of the person or business who removed such underground storage tank? Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.

(vi) Air conditioning problems? If YES, explain: Air conditioning Type: Central; Window; Other

(vii) Plumbing system problems? If YES, explain:

***Substitute Senate Bill No. 9***

(viii) Electrical System problems? If YES, explain:

(ix) Electronic security system problems? If YES, explain:

(x) Are there carbon monoxide or smoke detectors located in a dwelling on the property? If YES, state the NUMBER of such detectors and whether there have been problems with such detectors;

(xi) Fire sprinkler system problems? If YES, explain:

(E) A subsection entitled "Water System"

(i) Domestic Water System Type: Public; Private Well; Other

(ii) If Public Water:

(I) Is there a separate expense/fee for water usage? If YES, is the expense/fee for water usage flat or metered? Give the AMOUNT and explain:

(II) Are there any UNPAID water charges? If YES, state the amount unpaid:

(iii) If Private Well:

Has the well water been tested for contaminants/volatile organic compounds? If YES, attach a copy of the report.

(iv) If Public Water or Private Well: Are you aware of any problems with the well, or with the water quality, quantity, recovery, or pressure? If YES, explain:

(F) A subsection entitled "Sewage Disposal System"

(i) Sewage Disposal System Type: Public; Septic; Cesspool; Other

(ii) If Public Sewer:

***Substitute Senate Bill No. 9***

(I) Is there a separate charge made for sewer use? If YES, is it Flat or Metered?

(II) If it is a Flat amount, state amount and due dates:

(III) Are there any UNPAID sewer charges? If any unpaid sewer charges, state the amount:

(iii) If Private:

(I) Name of service company

(II) Date last pumped: AND frequency:

(III) For any sewage system, are there problems? If YES, explain:

(G) A subsection entitled "Asbestos/Lead"

(i) Are asbestos containing insulation or building materials present?  
If YES, location:

(ii) Is lead paint present? If YES, location:

(iii) Is lead plumbing present? If YES, location:

(H) A subsection entitled "Building/Structure/Improvements"

(i) Is the foundation made of concrete? If NO, explain:

(ii) Foundation/Slab problems or settling? If YES, explain:

(iii) Basement Water Seepage/Dampness? If YES, explain Amount, Frequency and Location:

(iv) Sump pump problems? If YES, explain:

(v) Do you have any knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If YES,

***Substitute Senate Bill No. 9***

disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection.

(vi) Do you have any knowledge of any repairs related to a foundation on the property? If YES, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs.

(vii) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If YES, explain:

(viii) Roof type; Age?

(ix) Roof leaks? If YES, explain:

(x) Exterior siding problems? If YES, explain:

(xi) Chimney, Fireplace, Wood or Coal Stove problems? If YES, explain:

(xii) Patio/deck problems? If YES, explain:

(xiii) If constructed of Wood, is the Wood Treated or Untreated?

(xiv) Driveway problems? If YES, explain:

(xv) Water drainage problems? If YES, explain:

(xvi) Interior Floor, Wall and/or Ceiling problems? If YES, explain:

(xvii) Fire and/or Smoke damage? If YES, explain:

(xviii) Termite, Insect, Rodent or Pest Infestation problems? If YES, explain:

(xix) Rot or Water damage problems? If YES, explain:

(xx) Is house insulated? If YES, Type: Location:

***Substitute Senate Bill No. 9***

(xxi) Has a test for Radon been performed? If YES, attach a copy of the report.

(xxii) Is there a Radon Control System in place? If YES, explain:

(xxiii) Has a Radon control system been in place in the previous 12 months? If YES, explain:

(I) A subsection entitled "Flood Risk Awareness"

(i) Is the property located in a Federal Emergency Management Agency designated floodplain? If YES, which zone:

(ii) During the time that the seller has owned the property, has the seller received assistance or is the seller aware of any previous owners receiving assistance from the Federal Emergency Management Agency, the United States Small Business Administration or any other federal or state disaster assistance program for flood damage to the property?

(iii) Is there a current flood insurance policy in effect on the property?

(iv) Is a Federal Emergency Management Agency elevation certificate available?

(v) Has the seller ever filed a claim for flood damage to the property?

(vi) If there is a structure on the property, has the structure experienced any water penetration or damage due to seepage or a natural flood event?

[(I)] (I) The Seller should attach additional pages to further explain any item(s) above. Indicate here the number of additional pages attached:

[(J)] (K) Questions contained in subparagraphs (A) to [(I)] (I), inclusive, of this subdivision shall contain checkboxes indicating "yes",



***Substitute Senate Bill No. 9***

"no", "not applicable" or "unknown".

Sec. 4. Subdivision (4) of subsection (d) of section 20-327b of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(4) The written residential condition report shall contain the following in a separate section immediately below the seller's certification:

IMPORTANT INFORMATION

(A) RESPONSIBILITIES OF REAL ESTATE BROKERS

This report in no way relieves a real estate broker of the broker's obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

(B) STATEMENTS NOT TO CONSTITUTE A WARRANTY

Any representations made by the seller on the written residential condition report shall not constitute a warranty to the buyer.

(C) NATURE OF REPORT

This Residential Property Condition Report is not a substitute for inspections, tests and other methods of determining the physical condition of property.

(D) INFORMATION ON THE RESIDENCE OF CONVICTED FELONS

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the

**Substitute Senate Bill No. 9**

Department of Public Safety.

(E) BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

(F) HOME INSPECTION

Buyers should have the property inspected by a licensed home inspector.

(G) CONCRETE FOUNDATION

Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

(H) DAM

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

(I) FLOOD INSURANCE, FLOOD MAPS AND FLOOD RISK

Federal law requires owners to obtain and maintain flood insurance for properties financed with a federally regulated or insured mortgage in a Special Flood Hazard Area, also known as a high-risk zone on FEMA's flood insurance rate maps. In addition, for properties that have previously received federal disaster assistance, owners are required to obtain and maintain flood insurance as a condition to be eligible for future assistance. This requirement affixes to the property and applies to all future owners. FEMA flood maps are not designed, nor intended

***Substitute Senate Bill No. 9***

to be, a reliable tool for buyers to assess a property's flood risk. A property does not have to be near water or in a flood zone to flood. For additional information on obtaining important flood insurance, contact an insurance professional.

Sec. 5. Subsection (b) of section 22a-109 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

(b) The zoning commission may by regulation exempt any or all of the following uses from the coastal site plan review requirements of this chapter: (1) Minor additions to or modifications of existing buildings or detached accessory buildings, such as garages and utility sheds; (2) construction of new or modification of existing structures incidental to the enjoyment and maintenance of residential property including but not limited to walks, terraces, elevated decks, driveways, swimming pools, tennis courts, docks and detached accessory buildings; (3) construction of new or modification of existing on-premise structures including fences, walls, pedestrian walks and terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, signs and such other minor structures as will not substantially alter the natural character of coastal resources or restrict access along the public beach; [(4) construction of an individual single-family residential structure except when such structure is located on an island not connected to the mainland by an existing road bridge or causeway or except when such structure is in or within one hundred feet of the following coastal resource areas: Tidal wetlands, coastal bluffs and escarpments and beaches and dunes; (5)] (4) activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources; [(6)] (5) interior modifications to buildings; and [(7)] (6) minor changes in use of a building, structure or property except those changes occurring on property adjacent to or abutting coastal waters.

**Substitute Senate Bill No. 9**

Gardening, grazing and the harvesting of crops shall be exempt from the requirements of this chapter. Notwithstanding the provisions of this subsection, shoreline flood and erosion control structures as defined in subsection (c) of this section shall not be exempt from the requirements of this chapter.

Sec. 6. Subsection (d) of section 22a-109 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

(d) A copy of each coastal site plan submitted for any shoreline flood and erosion control structure, any activity proposed within a FEMA-designated V, VE, A, AE or Limit of Moderate Wave Action (LiMWA) area, or any site that contains tidal wetlands, beaches or dunes shall be referred to the Commissioner of Energy and Environmental Protection within fifteen days of its receipt by the zoning commission or zoning board of appeals. The day of receipt shall be determined in accordance with subsection (c) of section 8-7d. The commissioner may comment on and make recommendations on such plans. Such comments and recommendations shall be submitted to the zoning commission or zoning board of appeals within thirty-five days of the date of receipt of the coastal site plan by the commissioner and shall be considered by the zoning commission or zoning board of appeals before final action on the plan. If the commissioner fails to comment on a plan within the thirty-five-day period or any extension granted by the zoning commission or zoning board of appeals, the zoning commission or zoning board of appeals may take final action on such plan. Failure to comment by the commissioner shall not be construed to be approval or disapproval.

Sec. 7. Subsection (a) of section 25-68o of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(a) (1) On and after October 1, 2019, in the preparation of any

***Substitute Senate Bill No. 9***

municipal evacuation plan or hazard mitigation plan, such municipality shall consider the most recent sea level change scenario updated pursuant to subsection (b) of this section.

(2) On and after October 1, 2027, any such municipal evacuation or hazard mitigation plan shall identify and address (A) threats to surface transportation, critical infrastructure and local land uses as a result of such sea level change, and (B) actions, strategies and capital projects to avoid or reduce the impacts and risks resulting from climate change, including, but not limited to, increased precipitation, flooding, sea level rise and extreme heat. Any such surface transportation, critical infrastructure, local land uses, actions, strategies and capital projects shall be identified in geospatial data, as applicable, in addition to being identified in such plan, and such data shall be made available to the Commissioner of Emergency Services and Public Protection, the Commissioner of Transportation and the Secretary of the Office of Policy and Management upon request. Such geospatial data shall be produced in the plane coordinate system, as described in section 13a-255. Such work may be conducted on a regional basis.

Sec. 8. (NEW) (*Effective July 1, 2025*) On or before May 1, 2028, and annually thereafter, each municipality shall submit a geospatial data file of each culvert and bridge within the control and boundaries of such municipality to the regional council of governments of which it is a member in a form and manner prescribed by the Office of Policy and Management, in consultation with the Departments of Transportation and Energy and Environmental Protection. Such geospatial data shall be produced and provided in the plane coordinate system, as described in section 13a-255 of the general statutes. Such data file shall include, but need not be limited to, geospatial data pertaining to each culvert and bridge, the locational coordinates of each culvert and bridge, the age and dimensions of each culvert and bridge and any additional information deemed necessary by the Office of Policy and Management, in

**Substitute Senate Bill No. 9**

consultation with the Departments of Transportation and Energy and Environmental Protection. On or before July 1, 2028, and annually thereafter, each regional council of governments shall: (1) Submit such geospatial data file to the Secretary of the Office of Policy and Management, and (2) report each municipality that failed to provide such geospatial data file.

Sec. 9. Section 7-364 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

Upon the recommendation of the budget-making authority and approval by the legislative body, any part or the whole of such fund may be used for (1) capital and nonrecurring expenditures, but such use shall be restricted to the financing of all or part of the planning, construction, reconstruction or acquisition of any specific capital improvement, including, but not limited to, planning, construction, reconstruction or acquisition intended to increase the resiliency of a capital improvement against the impacts of climate change, including, but not limited to, increased precipitation, flooding, sea level rise and extreme heat, or the acquisition of any specific item of equipment, (2) costs associated with a property tax revaluation, and (3) costs associated with the preparation, amendment or adoption of a plan of conservation and development pursuant to section 8-23, as amended by this act. Upon the approval of any such expenditure, an appropriation shall be set up, plainly designated for the project, acquisition, revaluation or plan of conservation and development for which it has been authorized, and such unexpended appropriation may be continued until such project, acquisition, revaluation or plan of conservation and development is completed. Any unexpended portion of such appropriation remaining after such completion shall revert to said reserve fund.

Sec. 10. Subsection (a) of section 13a-175a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1,*

**Substitute Senate Bill No. 9**

2025):

(a) For each fiscal year there shall be allocated twelve million five hundred thousand dollars out of the funds appropriated to the Department of Transportation, or from any other source, not otherwise prohibited by law, to be used by the towns (1) for the construction, reconstruction, improvement [or] and maintenance of highways, sections of highways, bridges [or] and structures incidental to highways and bridges, [or the improvement thereof,] including (A) construction, reconstruction, improvements and maintenance intended to increase resiliency against increased precipitation, flooding, sea level rise and extreme heat, and (B) the plowing of snow, the sanding of icy pavements, the trimming and removal of trees, the installation, replacement and maintenance of traffic signs, signals and markings, (2) for traffic control and vehicular safety programs, traffic and parking planning and administration, and other purposes and programs related to highways, traffic and parking, and (3) for the purposes of providing and operating essential public transportation services and related facilities.

Sec. 11. Subsections (d) to (f), inclusive, of section 8-23 of the general statutes are repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(d) In preparing such plan, the commission or any special committee shall consider the following: (1) The community development action plan of the municipality, if any, (2) the need for affordable housing, (3) the need for protection of existing and potential public surface and ground drinking water supplies, (4) the use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality, (5) the state plan of conservation and development adopted pursuant to chapter 297, (6) the regional plan of conservation and development adopted pursuant to section 8-35a, as amended by this act, (7) physical, social,

***Substitute Senate Bill No. 9***

economic and governmental conditions and trends, (8) the needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and cultural and interpersonal communications, (9) the objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation, (10) protection and preservation of agriculture, (11) the most recent sea level change scenario updated pursuant to subsection (b) of section 25-68o, [and] (12) the need for technology infrastructure in the municipality, and (13) for any such plan adopted on or after October 1, 2027, the most recent hazard and climate projections established by federal and state authorities, including, but not limited to, the National Oceanic and Atmospheric Administration, the Federal Emergency Management Agency, the United States Environmental Protection Agency and The University of Connecticut.

(e) (1) [Such] Any such plan of conservation and development adopted prior to October 1, 2027, shall (A) be a statement of policies, goals and standards for the physical and economic development of the municipality, (B) provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate, (C) be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent (i) to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and (ii) to promote such development patterns and land reuse, (D) recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses, (E) recommend the most desirable density of population in the several parts of the municipality, (F) note any inconsistencies with the following growth management principles:



***Substitute Senate Bill No. 9***

(i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure; (ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs; (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse; (iv) conservation and restoration of the natural environment, cultural and historical resources and existing farmlands; (v) protection of environmental assets critical to public health and safety; and (vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis, (G) make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a, (H) promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297, and (I) consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible. Such plan may: (i) Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive supportive services in the home; (ii) allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons; and (iii) expand the

***Substitute Senate Bill No. 9***

definition of "family" in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability or their caregivers. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure.

(2) Any such plan of conservation and development adopted on or after October 1, 2027, shall (A) be a statement of policies, goals and standards for the physical and economic development of the municipality; (B) provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate; (C) be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent (i) to have compact, transit-accessible, pedestrian-oriented mixed use development patterns and land reuse, and (ii) to promote such development patterns and land reuse; (D) (i) include a climate change vulnerability assessment, based on information from considerations described in subsection (d) of this section, which shall consist of an assessment of existing and anticipated threats to and vulnerabilities of the municipality that are associated with natural disasters, hazards and climate change, including, but not limited to, increased temperatures, drought, flooding, wildfire, storm damage and sea level rise, saltwater intrusion and the impacts such disasters and hazards may have on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, public health, safety and welfare, (ii) identify goals, policies and techniques to avoid or reduce such threats, vulnerabilities and impacts, and (iii) include a statement describing any consistencies and inconsistencies identified between such assessment and any existing or proposed municipal natural hazard mitigation plan, floodplain management plan, comprehensive emergency operations plan, emergency response plan, post-disaster recovery plan, long-range

***Substitute Senate Bill No. 9***

transportation plan or capital improvement plan in the municipality, and identify and recommend, where necessary, the integration of data from such assessment into any such plans and any actions necessary to achieve consistency and coordination between such assessment and any such plans; (E) recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses which considers the threats, vulnerabilities and impacts identified in the climate change vulnerability assessment conducted pursuant to subparagraph (D)(i) of this subdivision; (F) recommend the most desirable density of population in the several parts of the municipality; (G) note any inconsistencies with the following growth management principles: (i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure; (ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs; (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse and reduction of vehicle mileage; (iv) conservation and restoration of the natural environment, cultural and historical resources and existing farmlands; (v) protection of environmental assets critical to public health and safety; and (vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis; (H) make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management pursuant to section 16a-4a; (I) promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will

***Substitute Senate Bill No. 9***

meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297; (J) consider allowing older adults and persons with disabilities the ability to live in their homes and communities whenever possible; (K) identify infrastructure, including, but not limited to, facilities, public utilities and roadways, that is critical for evacuation purposes and sustaining quality of life during a natural disaster, and that shall be maintained at all times in an operational state; (L) identify strategies and design standards that may be implemented to avoid or reduce risks associated with natural disasters, hazards and climate change; and (M) include geospatial data utilized in preparing such plan or that is necessary to convey information in such plan. Any such plan may: (i) Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive supportive services in the home; (ii) allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons; (iii) expand the definition of "family" in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability or their caregivers; and (iv) identify one or more areas that are vulnerable to the impacts of climate change for the purpose of prioritizing funding for infrastructure needs and resiliency planning. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure. The commission or any special committee may utilize information and data from any natural hazard mitigation plan, floodplain management plan, comprehensive emergency operations plan, emergency response plan, post-disaster recovery plan, long-range transportation plan, climate vulnerability

***Substitute Senate Bill No. 9***

assessment or resilience plan in the preparation of such plan of conservation and development, including a document coordinated by the applicable regional council of governments, provided such information and data shall not be incorporated by reference, but summarized and applied in such plan to the specific policies, goals and standards of the subject municipality.

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

(f) Such plan may show the commission's and any special committee's recommendation for (1) conservation and preservation of traprock and other ridgelines, (2) airports, parks, playgrounds and other public grounds, (3) the general location, relocation and improvement of schools and other public buildings, (4) the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, transit and other purposes, (5) the extent and location of public housing projects, (6) programs for the implementation of the plan, including (A) a schedule, (B) a budget for public capital projects, (C) a program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations, (D) plans for implementation of affordable housing, (E) plans for open space acquisition and greenways protection and development, and (F) plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27, as amended by this act, (7) proposed priority funding areas, (8) a land use program that will promote the reduction and avoidance of risks associated with natural disasters, hazards and climate change,

***Substitute Senate Bill No. 9***

including, but not limited to, increased temperatures, drought, flooding, wildfire, hurricanes, saltwater intrusion and sea level rise, (9) a program for the transfer of development rights, which establishes criteria for sending and receiving sites and technical details for the program consistent with the provisions of section 8-2e, as amended by this act, (10) identification of resiliency improvement districts, as defined in section 23 of this act, and [(8)] (11) any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and information relative to the past, present and future trends of the municipality.

Sec. 12. Subsection (i) of section 8-23 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective January 1, 2026*):

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

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

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

**Substitute Senate Bill No. 9**

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

(5) Not more than sixty days after adoption of the plan, the commission shall submit a copy of the plan, including geospatial data required pursuant to subparagraph (M) of subdivision (2) of subsection (e) of this section, to the Secretary of the Office of Policy and Management [and] in a form and manner prescribed by the secretary. The commission shall include with such copy a description of any [inconsistency] inconsistencies between the plan adopted by the commission and the regional plan of conservation and development applicable to the municipality and the state plan of conservation and development and the reasons [therefor] for any such inconsistencies.

Sec. 13. Subsections (a) and (b) of section 8-35a of the general statutes are repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(a) At least once every ten years, each regional council of governments shall make a plan of conservation and development for its area of operation, showing its recommendations for the general use of the area including land use, housing, principal highways and freeways, bridges, airports, parks, playgrounds, recreational areas, schools, public institutions, public utilities, agriculture and such other matters as, in the opinion of the council, will be beneficial to the area. Any regional plan so developed shall be based on studies of physical, social, economic and governmental conditions and trends and shall be designed to promote with the greatest efficiency and economy the coordinated development of its area of operation and the general welfare and prosperity of its people. Such plan may encourage resilient and energy-efficient patterns of development, land use strategies to reduce the impacts of climate

***Substitute Senate Bill No. 9***

change, the use of solar and other renewable forms of energy, and energy conservation. Such plan shall be designed to promote abatement of the pollution of the waters and air of the region. Such plan shall consider the need for technology infrastructure in the region. The regional plan shall identify areas where it is feasible and prudent (1) to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and (2) to promote such development patterns and land reuse and shall note any inconsistencies with the following growth management principles: (A) Redevelopment and revitalization of regional centers and areas of mixed land uses with existing or planned physical infrastructure; (B) expansion of housing opportunities and design choices to accommodate a variety of household types and needs; (C) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse; (D) conservation and restoration of the natural environment, cultural and historical resources and traditional rural lands; (E) protection of environmental assets or ecosystem services critical to public health and safety; and (F) integration of planning across all levels of government to address issues on a local, regional and state-wide basis. The plan of each region contiguous to Long Island Sound shall be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound. For plans adopted on or after October 1, 2025, such plan shall (i) demonstrate consistency with the regional long-range transportation plan and the regional summary of the hazard mitigation plan in the case of a multijurisdictional hazard mitigation plan, and (ii) identify critical facilities in the region and include geospatial data relative to such facilities. Such geospatial information shall indicate location, address and general function of the critical facility.

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



***Substitute Senate Bill No. 9***

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

**Substitute Senate Bill No. 9**

Management of any inconsistency with the state plan of conservation and development and the reasons therefor.

Sec. 14. Subsection (h) of section 16a-27 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(h) (1) Any revision made after October 1, 2019, shall ~~[(1)]~~ (A) take into consideration risks associated with increased coastal flooding and erosion, depending on site topography, as anticipated in the most recent sea level change scenario updated pursuant to subsection (b) of section 25-68o, ~~[(2)]~~ (B) identify the impacts of such increased flooding and erosion on infrastructure and natural resources, ~~[(3)]~~ (C) make recommendations for the siting of future infrastructure and property development to minimize the use of areas prone to such flooding and erosion, and ~~[(4)]~~ (D) take into consideration the state's greenhouse gas reduction goals established pursuant to section 22a-200a.

(2) Any revision made after the adoption of the state plan of conservation and development for 2025 to 2030 shall (A) take into consideration risks associated with (i) changes to the rate and timing of annual precipitation and increased average temperatures resulting in extreme heat, and (ii) increased flooding and erosion, depending on site topography, as anticipated in the most recent sea level change scenario updated pursuant to subsection (b) of section 25-68o, and by other sources as deemed appropriate by the Secretary of the Office of Policy and Management, (B) identify the impacts of extreme heat, drought and increased flooding and erosion on infrastructure and natural resources, (C) make recommendations for the siting of future infrastructure and property development to minimize the use of areas prone to such flooding and erosion, (D) make recommendations for land use strategies that minimize risks to public health, infrastructure and the environment, and (E) take into consideration the state's greenhouse gas reduction goals established pursuant to section 22a-200a.

**Substitute Senate Bill No. 9**

Sec. 15. Section 28-5 of the general statutes is amended by adding subsection (h) as follows (*Effective July 1, 2025*):

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

Sec. 16. Subsections (b) and (c) of section 8-2 of the general statutes are repealed and the following is substituted in lieu thereof (*Effective October 1, 2027*):

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

(1) Be made in accordance with a comprehensive plan and in consideration of the plan of conservation and development adopted under section 8-23, as amended by this act;

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

***Substitute Senate Bill No. 9***

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

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

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

(6) Expressly allow the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26;

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

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

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

(10) In any municipality that is contiguous to or on a navigable waterway draining to Long Island Sound, (A) be made with reasonable consideration for the restoration and protection of the ecosystem and habitat of Long Island Sound; (B) be designed to reduce hypoxia,

***Substitute Senate Bill No. 9***

pathogens, toxic contaminants and floatable debris on Long Island Sound; and (C) provide that such municipality's zoning commission consider the environmental impact on Long Island Sound coastal resources, as defined in section 22a-93, of any proposal for development; and

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

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

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

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

(3) Require or promote (A) energy-efficient patterns of development; (B) the use of distributed generation or freestanding solar, wind and other renewable forms of energy; (C) combined heat and power; [and] (D) energy conservation; and (E) resilience, as defined in section 16-243y, including, but not limited to, risks related to extreme heat, drought or prolonged or intense exposure to precipitation;

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

***Substitute Senate Bill No. 9***

reduction building methods;

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

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

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

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

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

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

**Substitute Senate Bill No. 9**

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

Sec. 17. Subsection (b) of section 8-1a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(b) As used in this chapter:

(1) "Accessory apartment" means a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations;

(2) "Affordable accessory apartment" means an accessory apartment that is subject to binding recorded deeds which contain covenants or restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income;

(3) "As of right" or "as-of-right" means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations;

(4) "Cottage cluster" means a grouping of at least four detached housing units, or live work units, per acre that are located around a common open area;

**Substitute Senate Bill No. 9**

(5) "Live work unit" means a building or a space within a building used for both commercial and residential purposes by an individual residing within such building or space;

(6) "Middle housing" means duplexes, triplexes, quadplexes, cottage clusters and townhouses;

(7) "Mixed-use development" means a development containing both residential and nonresidential uses in any single building; [and]

(8) "Townhouse" means a residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides;

(9) "Receiving site" means one or more designated sites or areas of land to which development rights generated from one or more sending sites may be transferred and in which increased development is permitted to occur by reason of such transfer; and

(10) "Sending site" means one or more designated sites or areas of land in which development rights are designated for use in one or more receiving sites.

Sec. 18. Section 8-2e of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(a) Any two or more municipalities which have adopted the provisions of this chapter or chapter 125a or which are exercising zoning power pursuant to any special act may, with the approval of the legislative body of each municipality, execute an agreement providing for a system of development rights and the transfer of development rights across the boundaries of the municipalities which are parties to the agreement. Such system shall be implemented in a manner approved by the legislative body of each municipality and by the



***Substitute Senate Bill No. 9***

commission or other body which adopts zoning regulations of each municipality. Such agreement may provide that such system be administered by a regional council of governments or other agency.

(b) Any two or more municipalities that have executed an agreement pursuant to subsection (a) of this section may, by interlocal agreement, establish a transfer of development rights bank. Each such interlocal agreement shall (1) identify potential sending and receiving sites, (2) include the local legislation governing development rights that has been adopted or is intended to be adopted by the municipality or municipalities in which the receiving site is located, (3) describe procedures for the termination of the transfer of development rights bank, and (4) describe the conversion ratio to be used in the receiving site, which may express the extent of additional development rights in any combination of units, floor area, height or other applicable development standards that may be modified by the municipality to provide incentives for the purchase of development rights.

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

(d) Eligible sending sites may include, but need not be limited to, (1) core forest, as defined in section 16a-3k, (2) land classified as farm land in accordance with section 12-107c, (3) agricultural land, as defined in section 22-3, (4) areas identified as containing habitat for endangered or threatened species pursuant to (A) federal law, (B) section 26-306 or 26-308, or (C) a written determination of the United States Fish and Wildlife Service or a state and federally recognized tribe that such area is

***Substitute Senate Bill No. 9***

appropriate for the preservation of endangered or threatened species habitat, and (5) areas within the boundaries of any area impacted by the most recent sea level change scenario updated pursuant to subsection (b) of section 25-68o, or a floodplain, as defined in section 25-68i.

Sec. 19. (NEW) (*Effective July 1, 2025*) Notwithstanding the provisions of section 22a-352 of the general statutes, the Water Planning Council, as established pursuant to section 25-33o of the general statutes, shall, in undertaking the next periodic update to the state water plan in accordance with section 22a-352 of the general statutes: (1) Consider the potential impact of climate change on the quality of water resources, (2) take into account past conditions and predictions of future temperatures and precipitation when identifying the quantities and qualities of water that are available for public water supply, health, economic, recreation and environmental benefits on a regional basin scale considering both surface water and groundwater, and (3) include recommendations and an implementation plan to reduce impacts from climate change and extreme weather events on water quality and quantity.

Sec. 20. (NEW) (*Effective July 1, 2025*) (a) Not later than December 31, 2028, and every ten years thereafter, the Departments of Public Health and Energy and Environmental Protection and the Public Utilities Regulatory Authority shall each review their regulations pertaining to water supply and, in accordance with the provisions of chapter 54 of the general statutes, revise such regulations to incorporate the most concurrent projections on precipitation, temperature or other applicable conditions that could impact water quality, quantity and distribution.

(b) Not later than December 31, 2028, and every ten years thereafter, the Departments of Public Health and Energy and Environmental Protection shall each review and revise their permitting processes for sewage disposal systems, and any attendant regulations, in accordance with the provisions of chapter 54 of the general statutes, to incorporate the most concurrent projections on precipitation, flooding, sea level rise

***Substitute Senate Bill No. 9***

or other applicable conditions that could impact public safety and environmental quality.

Sec. 21. (NEW) (*Effective July 1, 2025*) As used in this section and sections 22 to 30, inclusive, of this act, unless the context otherwise requires:

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

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

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

(4) "District master plan" means a statement of means and objectives prepared by the municipality, or two or more municipalities acting jointly under an interlocal agreement, relating to a resiliency improvement district that is designed to (A) reduce the risk of, or exposure to, extreme events, hazards and the effects of climate change, (B) support economic development, (C) provide housing opportunities in existing residential areas, (D) improve or broaden the tax base, and (E) construct or improve the physical facilities and structures necessary for resilience projects, environmental infrastructure or clean energy projects, or any combination thereof, as described in section 28 of this act.

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

(6) "Financial plan" means a statement of the project costs and sources

***Substitute Senate Bill No. 9***

of revenue required to accomplish the district master plan.

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

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

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

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

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

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

***Substitute Senate Bill No. 9***

(13) "Project costs" means any expenditures or monetary obligations incurred or expected to be incurred that are authorized by section 28 of this act and included in a district master plan.

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

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

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

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

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

(D) A project intended to reduce the risk of flooding, including structure elevation or relocation, wetlands restoration, flood easements or bypasses, riparian buffers or levees.

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

***Substitute Senate Bill No. 9***

(17) "Resiliency improvement district" means an area wholly within the corporate limits of one or more municipalities that has been established and designated as such pursuant to section 22 of this act and that is to be developed in accordance with a district master plan.

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

Sec. 22. (NEW) (*Effective July 1, 2025*) (a) Any municipality may, by vote of its legislative body, establish a resiliency improvement district located wholly within the boundaries of such municipality in accordance with the requirements of this section and sections 23 to 30, inclusive, of this act. If a municipality is governed by a home rule charter, and such charter prohibits the establishment of a resiliency improvement district, such municipality shall not establish such district. Except as provided in subsection (d) of this section, the establishment of a resiliency improvement district approved by such municipality shall be effective upon the concurrent approval of such district and the adoption of a district master plan pursuant to section 24 of this act.

(b) Within a resiliency improvement district, and consistent with the district master plan, the municipality, in addition to powers granted to such municipality under the Constitution of the state of Connecticut, the general statutes, the provisions of any special act or sections 23 to 30, inclusive, of this act, shall have the following powers:

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

(2) To execute and deliver contracts, agreements and other documents relating to the operation and maintenance of the resiliency

***Substitute Senate Bill No. 9***

improvement district;

(3) To issue bonds and other obligations of the municipality in accordance with the provisions set forth in section 28 of this act;

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

(5) To accept grants, advances, loans or other financial assistance from the federal government, the state, private entities or any other source, including, but not limited to, such funds as allowable from sections 7-159d, 16-245n, 22a-498 and 25-85 of the general statutes, and undertake any additional actions necessary or desirable to secure such financial aid; and

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

***Substitute Senate Bill No. 9***

any other purposes.

(c) The resiliency improvement district may be dissolved or the boundaries of such district may be modified upon the vote of the legislative body of the municipality, except that the resiliency improvement district may not be dissolved nor may the boundaries of the resiliency improvement district be decreased if any bonds or other indebtedness authorized and issued by the municipality under sections 23 to 30, inclusive, of this act remain outstanding. Outstanding obligation bonds of the municipality secured solely by the full faith and credit of the municipality shall not preclude the dissolution of, or the decrease of the boundaries of, a resiliency improvement district.

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

(e) The interlocal agreement under which two or more contiguous municipalities establish a joint resiliency improvement district shall apportion any power, right, duty or obligation granted to, or required of, any municipality under the provisions of sections 23 to 30, inclusive, of this act among the municipalities participating in the interlocal agreement.

(f) Nothing in this section shall be construed to limit the power



***Substitute Senate Bill No. 9***

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

Sec. 23. (NEW) (*Effective July 1, 2025*) Prior to the establishment of a resiliency improvement district and approval of a district master plan for such district, the legislative body of the municipality, or the board of selectmen in the case of a municipality in which the legislative body is a town meeting, shall:

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

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

(3) Hold at least one public hearing on the proposal to establish a resiliency improvement district and to adopt the proposed district master plan. Notice of the hearing shall be published not less than ten days prior to such hearing in a conspicuous place on the Internet web site of the municipality, or the municipalities acting jointly pursuant to an interlocal agreement, with the date and time such notice was so posted, and such notice shall include (A) the date, time and place of such hearing, (B) the legal description of the boundaries of the proposed resiliency improvement district, and (C) the draft district master plan,

***Substitute Senate Bill No. 9***

which plan shall be made available for physical review and posted electronically on the Internet web site of any applicable municipality; and

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

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

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

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

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

(E) In the case of existing residential use, provides for the replacement of, or renovation to, residential buildings in the district, if the district is in a flood zone or within the boundaries of sea level rise as determined by the requirements of section 25-68o of the general statutes, as amended by this act, to include a height standard of not less than two feet of freeboard above the base flood elevation, or as designated by the State Building Code or municipal building requirements, whichever imposes a greater height standard, and whether construction of or renovation to commercial or industrial buildings shall be flood-proofed or elevated;

***Substitute Senate Bill No. 9***

(F) Provides for vehicle access to residential buildings in the district if the district is in a flood zone or is impacted by sea level rise, pursuant to section 25-68o of the general statutes, as amended by this act, at a height of two feet above base flood elevation;

(G) The proposed district will not increase the vulnerability and risk to properties adjacent to the district or increase the risk to other hazards within the district; and

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

Sec. 24. (NEW) (*Effective July 1, 2025*) (a) In connection with the establishment of a resiliency improvement district, the legislative body of a municipality shall adopt a district master plan for each resiliency improvement district and a statement of the percentage or stated sum of increased assessed value to be designated as captured assessed value in accordance with such plan. Such legislative body shall adopt such plan after receipt of a written advisory opinion from the planning commission or combined planning and zoning commission of the municipality pursuant to section 23 of this act or ninety days after such request was made, whichever is earlier. The district master plan shall be adopted at the same time that the resiliency improvement district is established as part of the resiliency improvement district adoption proceedings set forth in sections 22 to 30, inclusive, of this act.

***Substitute Senate Bill No. 9***

(b) The district master plan shall include: (1) The legal description of the boundaries of the resiliency improvement district; (2) a list of the tax identification numbers for all lots or parcels within the resiliency improvement district; (3) a description of the present condition and uses of all land and buildings within the resiliency improvement district and how the construction or improvement of physical facilities or structures will reduce or eliminate risk from any existing or expected hazards; (4) a description of the existing or expected hazards facing the district; (5) a description of the public facilities, improvements or programs within the resiliency improvement district anticipated to be undertaken and financed in whole or in part; (6) in the event of existing residential use within the resiliency improvement district, a plan for the rehabilitation, construction or replacement of any such existing housing in accordance with the state's consolidated plan for housing and community development prepared pursuant to section 8-37t of the general statutes and the state plan of conservation and development prepared pursuant to chapter 297 of the general statutes, which plan shall also include meaningful efforts to reduce displacement plans; (7) a financial plan in accordance with subsection (c) of this section; (8) a plan for the proposed maintenance and operation of the resiliency improvements after the improvements are completed; and (9) the maximum duration of the resiliency improvement district, which may not exceed a total of fifty tax years beginning with the tax year in which the resiliency improvement district is established.

(c) The financial plan in a district master plan shall include: (1) Cost estimates for the public improvements and developments anticipated in the district master plan; (2) cost estimates to support relocation or temporary housing for displaced residents; (3) the maximum amount of indebtedness to be incurred to implement the district master plan; (4) sources of anticipated revenues, including, but not limited to, increased savings, fees, assessments, grants or other sources; (5) a description of the terms and conditions of any agreements, including any anticipated

***Substitute Senate Bill No. 9***

savings agreements, assessment agreements, contracts or other obligations related to the district master plan; (6) estimates of increased assessed values and estimates of increased savings of the resiliency improvement district; and (7) the portion of the increased assessed values and increased savings to be applied to the district master plan as captured assessed values and resulting tax increments in each year of the plan.

(d) The district master plan may be amended from time to time by the legislative body of each applicable municipality. Such legislative body shall review the district master plan not less than once every ten years after the initial approval of the resiliency improvement district and the district master plan in order for the resiliency improvement district and the district master plan to remain in effect, provided no such district may be dissolved for the failure to comply with this section if any bonds or other indebtedness authorized and issued by the municipality under sections 22 to 30, inclusive, of this act remain outstanding. With respect to any district master plan that includes development that is funded in whole or in part by federal funds, the provisions of this subsection shall not apply to the extent that such provisions are prohibited by federal law.

Sec. 25. (NEW) (*Effective July 1, 2025*) (a) In the district master plan, each applicable municipality may designate all or part of the tax increment revenues generated from the increased assessed value and all or part of any additional revenue resulting from the increased savings of a resiliency improvement district for the purpose of financing all or part of the implementation of the district master plan, and, in the case of any existing or planned residential use in such district, the percentage of such revenue necessary to rehabilitate, construct or replace dwellings for such use and to preserve, increase or improve access to affordable housing, as defined in section 8-39a of the general statutes, within the municipality, either within or adjacent to such district. The amount of

***Substitute Senate Bill No. 9***

tax increment revenues to be designated shall be determined by designating the captured assessed value, subject to any assessment agreements.

(b) On or after the establishment of a resiliency improvement district and the adoption of a district master plan, the assessor of the municipality in which such district is located shall certify the original assessed value of the taxable real property within the boundaries of the resiliency improvement district. Each year after the establishment of a resiliency improvement district, the assessor shall certify the amount of the (1) current assessed value; (2) amount by which the current assessed value has increased or decreased from the original assessed value, subject to any assessment agreements; and (3) amount of the captured assessed value. Nothing in this subsection shall be construed to authorize the unequal apportionment or assessment of the taxes to be paid on real property in the municipality. Subject to any assessment agreements, an owner of real property within the resiliency improvement district shall pay real property taxes apportioned equally with real property taxes paid elsewhere in such municipality.

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

(1) Each applicable municipality shall establish a district master plan fund that consists of: (A) A project cost account that is pledged to and charged with the payment of project costs that are outlined in the financial plan, including the reimbursement of project cost expenditures incurred by a public body, which public body may be the municipality, a developer, any property owner or any other third-party entity, and that are paid in a manner other than as described in subparagraph (B) of this subdivision; and (B) in instances of indebtedness issued by the municipality in accordance with section 28 of this act to finance or refinance project costs, a development sinking fund account that is pledged to and charged with the (i) payment of the interest and

***Substitute Senate Bill No. 9***

principal as the interest and principal fall due, including any redemption premium; (ii) payment of the costs of providing or reimbursing any provider of any guarantee, letter of credit, policy of bond insurance or other credit enhancement device used to secure payment of debt service on any such indebtedness; and (iii) funding any required reserve fund;

(2) The municipality shall annually set aside all tax increment revenues on captured assessed values and deposit all such revenues to the appropriate district master plan fund account established under subdivision (1) of this subsection in the following order of priority: (A) To the development sinking fund account, an amount sufficient, together with estimated future revenues to be deposited to the account and earnings on the amount, to satisfy all annual debt service on the indebtedness issued in accordance with section 28 of this act and the financial plan, except for general obligation bonds of the municipality secured solely by the full faith and credit of the municipality; and (B) to the project cost account, all such remaining tax increment revenues on captured assessed values;

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

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

(5) Any account or fund established pursuant to subdivision (1) of

***Substitute Senate Bill No. 9***

this subsection shall be audited annually by an independent auditor who is a public accountant licensed to practice in this state and who meets the independence standards included in generally accepted government auditing standards. A report of such audit shall be open to public inspection. Certified copies of such audit shall be provided to the State Auditors of Public Accounts.

Sec. 26. (NEW) (*Effective July 1, 2025*) Costs authorized for payment from a district master plan fund, established pursuant to section 25 of this act shall be limited to:

(1) Costs of improvements made within the resiliency improvement district, including, but not limited to, (A) capital costs, including, but not limited to, (i) the acquisition or construction of land, improvements, infrastructure, measures designed to improve resilience, environmental infrastructure, clean energy projects, public ways, parks, buildings, structures, railings, signs, landscaping, plantings, curbs, sidewalks, turnouts, recreational facilities, structured parking, transportation improvements, pedestrian improvements and other related improvements, fixtures and equipment for public or private use, (ii) the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures, (iii) environmental remediation, (iv) site preparation and finishing work, and (v) all fees and expenses associated with the capital cost of such improvements, including, but not limited to, licensing and permitting expenses and planning, engineering, architectural, testing, legal and accounting expenses; (B) financing costs, including, but not limited to, closing costs, issuance costs, reserve funds and capitalized interest; (C) real property assembly costs; (D) costs of technical and marketing assistance programs; (E) professional service costs, including, but not limited to, licensing, architectural, planning, engineering, development and legal expenses; (F) maintenance and operation costs; (G) administrative costs, including, but not limited to, reasonable charges for the time spent by



***Substitute Senate Bill No. 9***

municipal employees, other agencies or third-party entities in connection with the implementation of a district master plan; and (H) organizational costs relating to the planning and the establishment of the resiliency improvement district, including, but not limited to, the costs of conducting environmental impact and other studies and the costs of informing the public about the creation of resiliency improvement districts and the implementation of the district master plan;

(2) Costs of improvements that are made outside the resiliency improvement district but are directly related to or are made necessary by the establishment or operation of the resiliency improvement district, including, but not limited to, (A) that portion of the costs reasonably related to the construction, alteration or expansion of any facilities not located within the resiliency improvement district that are required due to improvements or activities within the resiliency improvement district, including, but not limited to, roadways, traffic signalization, easements, sewage treatment plants, water treatment plants or other environmental protection devices, storm or sanitary sewer lines, water lines, electrical lines, improvements to fire stations and street signs; (B) costs of public safety and public school improvements made necessary by the establishment of the resiliency improvement district; and (C) costs of funding to mitigate any adverse impact of the resiliency improvement district upon the municipality and its constituents; and

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

Sec. 27. (NEW) (*Effective July 1, 2025*) (a) (1) Notwithstanding any provision of the general statutes, whenever a municipality constructs, improves, extends, equips, rehabilitates, repairs, acquires or provides a grant for any public improvements within a resiliency improvement district or finances the cost of such public improvements, the proportion of such cost or estimated cost of such public improvements and

***Substitute Senate Bill No. 9***

financing thereof, as determined by the municipality, may be assessed by the municipality, as a benefit assessment, in the manner prescribed by such municipality, upon the real property within the resiliency improvement district that is benefited by such public improvements. The municipality may provide for the payment of such benefit assessments in annual installments, not exceeding fifty years, and may forgive such benefit assessments in any given year without causing the remainder of installments of benefit assessments to be forgiven. Benefit assessments on real property where buildings or structures are constructed or expanded after the initial benefit assessment may be assessed as if the new or expanded buildings or structures on such real property existed at the time of the original benefit assessment.

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

(b) Before estimating and making a benefit assessment under subsection (a) of this section, the municipality shall hold not less than one public hearing on such municipality's schedule of benefit assessments or any revision thereof. Notice of such hearing shall be published not less than ten days before such hearing in a conspicuous place on the Internet web site of the municipality, or the municipalities acting jointly pursuant to an interlocal agreement, with the date and time such notice was posted. The notice shall include (1) the date, time and place of such hearing; (2) the boundaries of the resiliency improvement district by legal description; (3) a statement that all interested persons owning real estate or taxable property located within

***Substitute Senate Bill No. 9***

the resiliency improvement district will be given an opportunity to be heard at the hearing and an opportunity to file objections to the amount of the assessment; (4) the maximum rate of assessments to be increased in any one year; and (5) a statement indicating that the proposed list of properties to be assessed and the estimated assessments against those properties are available at the city or town office or at the office of the assessor. The notice may include a maximum number of years the assessments will be levied. Not later than the date of the publication, the municipality shall make available to any member of the public, upon request, the proposed schedule of benefit assessments. The procedures for public hearing and appeal set forth in section 7-250 of the general statutes shall apply for all benefit assessments made by a municipality pursuant to this section, except that the board of finance, or the municipality's legislative body if no board of finance exists, shall be substituted for the water pollution control authority.

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

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

(e) (1) Benefit assessments made under this section shall be collected and enforced in the same manner as municipal taxes unless otherwise provided in sections 22 to 30, inclusive, of this act. Benefit assessments shall be due and payable at such times as are fixed by the municipality, provided the municipality shall give notice of such due date not less than thirty days prior to such due date by publication in a conspicuous place on the Internet web site of each applicable municipality with the date and time such notice was so posted and by mailing such notice to the owners of the assessed real property at the last-known address of

**Substitute Senate Bill No. 9**

any such owner. All revenues from any assessment under this section shall be paid into the appropriate district master plan fund account established under subsection (c) of section 25 of this act.

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

Sec. 28. (NEW) (*Effective July 1, 2025*) (a) For the purpose of carrying out or administering a district master plan or other functions authorized under sections 22 to 30, inclusive, of this act, a municipality is authorized, subject to the limitations and procedures set forth in this section, to issue from time to time bonds and other obligations of the municipality that are payable solely from and secured by (1) the full faith and credit pledge of the municipality; (2) a pledge of and lien upon any or all of the income, proceeds, revenues and property of the projects within the resiliency improvement district, including the proceeds of grants, loans, advances or contributions from the federal government, the state or other source; (3) all revenues derived under sections 27 and 29 of this act received by the municipality; or (4) any combination of the methods in subdivisions (1) to (3), inclusive, of this subsection. Except for bonds secured by the full faith credit pledge of the municipality, bonds authorized by this section shall not be included in computing the aggregate indebtedness of the municipality.

(b) Notwithstanding the provisions of any other statute, municipal

***Substitute Senate Bill No. 9***

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

(c) The municipality may require that the bonds issued hereunder be secured by a trust agreement by and between the municipality and a corporate trustee, which may be any trust company or bank having the powers of a trust company within the state. The trust agreement may contain covenants or provisions for protecting and enforcing the rights and remedies of the bondholders as may be necessary, reasonable or appropriate and not in violation of law or other provisions or covenants that are consistent with sections 24 to 32, inclusive, of this act and which the municipality determines in such proceedings are necessary, convenient or desirable to better secure the bonds, or will tend to make the bonds more marketable, and which are in the best interests of the municipality. The pledge by any trust agreement shall be valid and binding from time to time when the pledge is made. The revenues or

***Substitute Senate Bill No. 9***

other moneys so pledged and then held or thereafter received by the municipality shall immediately be subject to the lien of the pledge without any physical delivery thereof or further act and the lien of the pledge shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the board, irrespective of whether the parties have notice thereof. All expenses incurred in carrying out such trust agreement may be treated as project costs. In case any municipal officer whose signature or a facsimile of whose signature shall appear on any bonds or coupons shall cease to be an officer before the delivery of the obligations, the signature or facsimile shall nevertheless be valid and sufficient for all purposes the same as if the officer had remained in office until the delivery. Notwithstanding any provision of the Uniform Commercial Code, neither this section, the resolution of the municipality approving the bonds or any trust agreement by which a pledge is created need be filed or recorded, and no filing need be made under title 42a of the general statutes.

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

(e) Any pledge made by a municipality pursuant to this section shall

***Substitute Senate Bill No. 9***

be valid and binding from the time when the pledge is made, and any revenues or other receipts, funds or moneys so pledged and thereafter received by the municipality shall be subject immediately to the lien of such pledge without any physical delivery thereof or further act. The lien of any such pledge shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the municipality, irrespective of whether such parties have notice of such lien.

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

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

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

Sec. 29. (NEW) (*Effective July 1, 2025*) The legislative body of each applicable municipality may create an advisory board, whose members

***Substitute Senate Bill No. 9***

include owners or occupants of real property located in or adjacent to a resiliency improvement district. The advisory board may advise the legislative body and any designated administrative entity on the planning, construction and implementation of the district master plan and maintenance and operation of the resiliency improvement district after the district master plan is complete.

Sec. 30. (NEW) (*Effective July 1, 2025*) (a) Within a resiliency improvement district, priority consideration shall be given in the solicitation, selection and design of infrastructure projects designed to increase resilience and that (1) utilize natural and nature-based solutions intended to restore, maintain or enhance ecosystem services and processes that maintain or improve on environmental quality in or adjacent to the district, or (2) address the needs of environmental justice communities, as defined in section 22a-20a of the general statutes, or of vulnerable communities, as defined in section 16-243y of the general statutes.

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

Sec. 31. Section 22a-50 of the general statutes is amended by adding subsection (m) as follows (*Effective from passage*):

(NEW) (m) Not later than January 1, 2026, the commissioner shall



**Substitute Senate Bill No. 9**

classify all second-generation anticoagulant rodenticides for restricted use pursuant to subdivision (2) of subsection (c) of this section. For the purposes of this subsection, "second-generation anticoagulant rodenticide" means any pesticide product containing any one of the following active ingredients: (1) Brodifacoum; (2) bromadiolone; (3) difenacoum; or (4) difethialone.

Sec. 32. Subsection (l) of section 22a-50 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(l) (1) Not later than January 1, 2018, the commissioner shall classify all neonicotinoids, as defined in section 22-61k, that are labeled for treating plants, as restricted use pursuant to subdivision (2) of subsection (c) of this section.

(2) On and after October 1, 2027, except as provided in subdivision (3) of this subsection, no person shall use any pesticide that contains any neonicotinoid, as defined in section 22-61k, unless, upon receipt of a request, the Commissioner of Energy and Environmental Protection, after consultation with the director of the Connecticut Agricultural Experiment Station, determines that no other effective control option is available. In making any such determination, the commissioner shall consult with the director of the Connecticut Agricultural Experiment Station who may consult with the Pesticide Advisory Council, established pursuant to subdivision (d) of section 22a-65, to determine if such pesticide is the only effective control option available.

(3) The provisions of subdivision (2) of this subsection shall not apply to the use of any neonicotinoid for use in or application to: (A) Agriculture, as defined in subsection (q) of section 1-1, (B) seeds, (C) ornamental shrubbery, or (D) trees.

(4) The Commissioner of Energy and Environmental Protection may

***Substitute Senate Bill No. 9***

assess a civil penalty of not more than two thousand five hundred dollars to any person who violates the provisions of subdivision (2) of this subsection for each such violation.

(5) The provisions of subdivision (2) of this subsection shall not apply to any neonicotinoid that is not labeled for use on plants, including, but not limited to, neonicotinoids labeled for use in personal care products, pet care, veterinary use or indoor or structural pest control.

Sec. 33. Section 8-2f of the general statutes is repealed. (*Effective July 1, 2025*)

Governor's Action:  
Approved June 10, 2025