



Effective April 1, 2024

[Public Act 23-84](#) H.B. No. 6769 [OLR Bill Analysis](#)

AN ACT CONCERNING THE DEPARTMENT OF CONSUMER PROTECTION'S RECOMMENDATIONS REGARDING REAL ESTATE LICENSING AND ENFORCEMENT.

To implement the Department of Consumer Protection's recommendations concerning real estate licensees and enforcement.

Updates the definitions section, adds new licensee titles, adds and defines new terminology, creates a process for the transfer of clients when there is incapacitation or death of a broker, outlines requirements for real estate schools registration, instructor qualifications to teach continuing education or pre-licensing courses, time duration. Requires a statutory form when a party uses an interpreter. Defines a leasing agent and lists what real estate activities a leasing agent may and may not perform. Increases the fine for any person (including a business) engaging in real estate activity, including leasing or rental activity, without the proper license from \$1,000 total to \$5,000 per violation. Permits an entire team to transfer together from one supervising licensee to a new supervising licensee with permission of both supervising licensees. License duration is changed from 1 year to expiring every 2 years with renewal fees for 2 years paid up front upon renewal. License renewal after a lapse of less than 3 years is permitted, more than three years will not be renewed and must apply as a new license and meet all new license pre-licensing requirements. Imposes a fine of \$315 if continuing education requirements are completed within 2 months after license expires, or a fine of \$630 if completed between 2 and 6 months after license expiration. May now file a complaint against anyone who "offers real estate courses". Increases legal non-compliance fines from \$2,000 to \$5,000 per violation. Permits an out of state licensee to file suit to recover agreed upon commission. Requires a general agency disclosure, and disclosure of fair housing laws and resources at "first personal meeting" (new definition in this bill). Subagency is outlawed. Records retention must now be in an electronic format unless commercially impractical. Fair Housing Disclosure Form from CHRO now required for all 1-4 family residential property sale exchange or lease with option to buy (not for residential lease transactions). On-site superintendents must also live at the property to be exempt from licensing requirement. Exempts leasing agents and clerical office workers performing clerical tasks at a broker firm from license requirements.

Effective from Passage

[Public Act 23-99](#) H.B. No. 6767 [OLR Bill Analysis](#)

AN ACT CONCERNING THE DEPARTMENT OF CONSUMER PROTECTION'S RECOMMENDATIONS REGARDING LICENSING AND ENFORCEMENT.

To implement the Department of Consumer Protection's recommendations concerning licensing and enforcement.

(Public Act 23-99 continued)

Sec. 2 sets a 30-day deadline for heating fuel dealers to remove a residential leased fuel tank after the consumer terminates service.

[Special Act 23-10](#) H.B. No. 6651 OLR does not analyze Special Acts.

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

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

Studying the effect of abandoned and unclaimed real property on the property taxes of the municipality and property values of adjacent properties to make recommendations.

[Public Act 23-185](#) H.B. No. 6798 [OLR Bill Analysis](#)

AN ACT CONCERNING CERTAIN PRODUCERS OF CONCRETE AGGREGATE.

To make a technical change in a statute concerning the joint performance of municipal functions. Producers of Concrete intending to use or sell the concrete for residential or commercial foundations must test the concrete and submit the results to DEEP and State Geologist to confirm it meets statutory limits for use.

[Special Act 23-9](#) H.B. No. 6648 OLR does not analyze Special Acts.

AN ACT ESTABLISHING A TASK FORCE TO STUDY THE ONLINE RECORDING, INDEXING AND SEARCHING OF MUNICIPAL LAND RECORDS AND MAPS.

To require the Secretary of the Office of Policy and Management to (1) establish a commission for the online recording, indexing and searching of municipal land records and maps, and (2) create and maintain an online database for the recording, indexing and searching of municipal land records and maps.

A task force is created to study instituting a statewide online public land records database.

Effective July 1, 2023

[Public Act 23-145](#) H.B. No. 6638 [OLR Bill Analysis](#)

AN ACT REVISING THE STATE'S ANTIDISCRIMINATION STATUTES.

To provide consistency in the listing of protected classes in the state's antidiscrimination statutes and revise the statutory definition of "sexual orientation".

Adds age as a state protected class, redefines 'sexual orientation' to mean "a person's identity in relation to the gender or genders to which they are romantically, emotionally, or sexually attracted, including any identity that a person may have previously expressed or is perceived by another person to hold."

[Public Act 23-45](#) s.H.B. No. 6688 [OLR Bill Analysis](#)

AN ACT CONCERNING MORTGAGES, THE RESIDENTIAL HEATING EQUIPMENT FINANCING PROGRAM, THE CONNECTICUT HOUSING FINANCE AUTHORITY AND MOBILE MANUFACTURED HOMES. To require the Department of Banking to study issues concerning financial transactions.

Establishes a small multifamily lending program through CHFA, expands the residential heating equipment financing program.

Bill takes effect October 1, 2023, except the CHFA multifamily lending program provisions take effect July 1, 2023, and the working group provision takes effect upon passage.

[Public Act 23-126](#) S.B. No. 1033 [OLR Bill Analysis](#)

AN ACT CONCERNING VARIOUS REVISIONS TO THE BANKING STATUTES. TO (1) REDEFINE "APR" AND "SMALL LOAN", (2) DEFINE "FINANCE CHARGE", (3) REQUIRE ADDITIONAL PERSONS TO OBTAIN SMALL LOAN LICENSES, (4) PROVIDE THAT CERTAIN SMALL LOAN REQUIREMENTS APPLY TO LOANS THAT ARE BETWEEN FIVE THOUSAND AND FIFTY THOUSAND DOLLARS, (5) PROVIDE THAT CERTAIN SMALL LOANS SHALL NOT PROVIDE FOR AN ADVANCE EXCEEDING UNPAID PRINCIPAL OF FIFTY THOUSAND DOLLARS, (6) REDEFINE "GOODS" AND "SALES FINANCE COMPANY", (7) ESTABLISH THAT GUARANTEED ASSET PROTECTION WAIVERS ARE CANCELLABLE, (8) PROVIDE THAT CERTAIN QUALIFIED PUBLIC DEPOSITORY REPORTS SHALL BE CERTIFIED UNDER OATH UNLESS SUCH REPORTS ARE FILED ELECTRONICALLY, (9) PROVIDE THAT CERTAIN PERSONS SHALL NOT ENGAGE THE SERVICES OF CERTAIN LEAD GENERATORS, AND (10) ELIMINATE A REQUIREMENT THAT CERTAIN PERSONS DEMONSTRATE AN ABILITY TO SUPERVISE MORTGAGE SERVICING OFFICES IN PERSON.

Raises the small loan limit from \$15,000 to \$50,000, redefines "annual percentage rate" (APR).

[Public Act 23-114](#) H.B. No. 5317 [OLR Bill Analysis](#)

AN ACT CONCERNING ONLINE BUILDING PERMIT APPLICATIONS.

To allow municipalities to accept online building permit applications.

[Public Act 23-207](#) S.B. No. 998 [OLR Bill Analysis](#)

AN ACT ESTABLISHING A TAX ABATEMENT FOR CERTAIN CONSERVATION EASEMENTS AND ADDRESSING HOUSING AFFORDABILITY FOR RESIDENTS IN THE STATE.

To authorize municipalities to exempt from real property taxes any portion of land that (1) qualifies as a greenway, (2) is a terrestrial recreational trail that does not exceed one hundred feet in width, (3) is the subject of a conservation easement conveyed by the owner of the land to a municipality, the state or a nonprofit land conservation organization, and (4) to specify that a greenway trail corridor may be deemed open space land.

Also makes changes to the Landlord and Tenant statutes, including increases landlord fines for non-compliance with housing codes to up to \$2,000 per day, limits application-related fees, prohibits move-in and move-out fees, limits late fees for past due rent, expands the Security Deposit Guaranty Program, Department of Housing to develop Standardized Rental Agreement by July 1, 2024 in English and Spanish and Tenant Complaint forms in English and Spanish (and additional languages by Dec 1, 2028, DOH to establish a program to incentivize landlord

(Public Act 23-207 continued)

participation in rental subsidy programs. Requires Department of Veterans to renovate and rent available housing for homeless and housing insecure veterans. Reduces time to return security deposit to tenant from 30 days to 21 days.

Beginning on Jan 1, 2024: requires landlords to participate in a pre-occupancy walk-through, landlords must provide tenants with a Department of Housing (DOH) Notice of tenant rights form.

Effective October 1, 2023: eliminates exemption for discrimination based on sexual orientation or civil union status.

[Public Act 23-28](#) S.B. No. 1040 [OLR Bill Analysis](#)

AN ACT CONCERNING REMOTE NOTARIAL ACTS.

To permit a notary public to remotely notarize certain documents under certain specified circumstances.

Notarization may be performed electronically when the parties are not in the same physical location, and expressly prohibits remote notarization for real estate transactions, and other documents listed in the statute.

[Public Act 23-18](#) S.B. No. 1072 [OLR Bill Analysis](#)

AN ACT CONCERNING REVISIONS TO THE COMMON INTEREST OWNERSHIP ACT.

To make revisions to the Common Interest Ownership Act with respect to (1) access to records containing personally identifiable information, (2) the fee for a resale certificate, (3) a permitted variance in insurance requirements for a building in a common interest community if all of the units within the building are restricted to nonresidential use, and (4) voting processes.

Increases the Resale Certificate fee from \$125 to \$185.

[Public Act 23-132](#) H.B. No. 6891 [OLR Bill Analysis](#)

AN ACT CONCERNING THE ELECTRONIC PAYMENT OF MUNICIPAL TAXES.

To allow municipalities to accept property tax payments by electronic payment services.

In addition to credit cards, municipalities may collect property taxes using debit cards and electronic payment services (such as PayPal) and charge a service fee for up to the amount set by the electronic payment service.

[Public Act 23-33](#) H.B. No. 6892 [OLR Bill Analysis](#)

AN ACT CONCERNING MUNICIPAL BLIGHT ORDINANCES AND THE FINE FOR LITTERING.

To (1) remove the municipal population threshold for certain parties to petition the Superior Court for the appointment of a receiver for a blighted and abandoned property, (2) allow municipalities to enact blight ordinances concerning both residential and commercial real property, (3) increase the permissible fines for blight ordinance violations, (4) increase the fine for littering to five hundred dollars, (5) reduce notice requirements to lienors when a municipality remediates certain code violations, and (6) remove certain blight violations from the infractions list.

2023 CT Legislative Session Bills Effective October 1, 2023, continued

(Public Act 23-33, continued)

Reduced minimum population from 35,000 down to 15,000 for municipalities to petition the court for a receiver of a blighted or abandoned property, permits municipalities to enact blight ordinances for commercial properties in addition to residential properties, maximum daily blight fines increased from \$100 to \$1000 for repeat offenders in a 12 month period.

[Public Act 23-164](#) H.B. No. 6580 [OLR Bill Analysis](#)

AN ACT REVISING REQUIREMENTS FOR THE AFFIDAVIT RELATED TO SMOKE AND CARBON MONOXIDE DETECTORS IN RESIDENTIAL BUILDINGS.

To revise requirements of the smoke and carbon monoxide detector affidavit.

Revises the existing Smoke and Carbon Monoxide Detector Affidavit so transferor must sign and date it, eliminates the option for transferor not to provide it with a \$250 credit at closing, specifies the form must also be used with transfers of units in a residential common interest community, language on the form is revised and a model form will be created by the State Fire Marshalls Office.