

OFFICE OF LEGISLATIVE RESEARCH  
PUBLIC ACT SUMMARY



**PA 25-23**—sSB 1317

*Planning and Development Committee*

**AN ACT CONCERNING LIENS FOR VIOLATIONS OF THE HOUSING  
CODE**

**SUMMARY:** By law, municipalities may adopt ordinances setting fines of up to \$250 for violating local ordinances on maintaining safe and sanitary housing. This act makes unpaid fines imposed under these municipal ordinances a lien on the affected real estate from the date of the fine, just as existing law does for unpaid fines for blight and zoning violations. The lien takes precedence over all other liens filed after July 1, 1997, and encumbrances, except taxes. It can be continued, recorded, enforced, and released in the same way as a property tax lien.

**EFFECTIVE DATE:** October 1, 2025