



House of Representatives

General Assembly

File No. 234

February Session, 2026

Substitute House Bill No. 5227

House of Representatives, March 30, 2026

The Committee on General Law reported through REP. LEMAR of the 96th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING COMMERCIAL MOLD REMEDIATION AND FIRE AND CATASTROPHIC RESTORATION BUSINESSES.

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

1 Section 1. (NEW) (*Effective October 1, 2026*) As used in this section and
2 sections 2 to 6, inclusive, of this act:

3 (1) "Commercial mold remediation" (A) means mold remediation
4 performed in any building, or any portion thereof, that is not used or
5 designed to be used as (i) a dwelling place, or (ii) a private residence or
6 residential rental property, as such terms are defined in section 20-419
7 of the general statutes, and (B) does not include any home improvement
8 performed by a contractor, as such terms are defined in section 20-419
9 of the general statutes;

10 (2) "Commissioner" means the Commissioner of Consumer
11 Protection;

12 (3) "Department" means the Department of Consumer Protection;

13 (4) "Mold" (A) means any form of multicellular fungi found in water-
14 damaged indoor environments or water-damaged building materials,
15 and (B) includes, but is not limited to, Cladosporium, Penicillium,
16 Alternaria, Aspergillus, Fusarium, Trichoderma, Memnoniella, Mucor
17 and Stachybotrys chartarum;

18 (5) "Mold remediation" (A) means the removal, cleaning, sanitizing,
19 demolition or other treatment of mold or mold-contaminated matter in
20 buildings, and (B) includes, but is not limited to, activities intended to
21 prevent mold or mold contamination in buildings; and

22 (6) "Person" means any individual, association, corporation, limited
23 liability company, partnership, trust or other legal entity.

24 Sec. 2. (NEW) (*Effective October 1, 2026*) On and after January 1, 2027,
25 no person shall perform commercial mold remediation in this state for
26 compensation, or use the title "mold remediator" or display or use any
27 words, letters, figures, title, sign, advertisement or other device to
28 indicate that such person performs or offers to perform commercial
29 mold remediation in this state for compensation, unless such person
30 holds a valid certificate of registration issued by the Department of
31 Consumer Protection pursuant to section 3 of this act.

32 Sec. 3. (NEW) (*Effective October 1, 2026*) A person seeking to perform
33 commercial mold remediation in this state for compensation shall
34 register with the Department of Consumer Protection in a form and
35 manner prescribed by the Commissioner of Consumer Protection. The
36 department shall not issue a certificate of registration to any person
37 under this section unless the person seeking such certificate of
38 registration submits proof to the department, satisfactory to the
39 commissioner, that such person (1) is certified as a mold remediation
40 specialist by the Institute of Inspection Cleaning and Restoration
41 Certification, (2) is certified as a mold remediator by the National
42 Organization of Remediators and Microbial Inspectors, or (3) is certified
43 to perform mold remediation by any organization approved by the
44 commissioner, provided the commissioner posts notice of such
45 approval and the name of such approved organization on the

46 department's Internet web site.

47 Sec. 4. (NEW) (*Effective October 1, 2026*) A person who holds a valid
48 certificate of registration issued by the Department of Consumer
49 Protection pursuant to section 3 of this act shall perform all commercial
50 mold remediation in this state in accordance with the ANSI/IICRC S520
51 "Standard for Professional Mold Remediation", or any successor or
52 revision to said standard approved by the Commissioner of Consumer
53 Protection, provided the commissioner posts notice of such approval
54 and the name of such approved successor or revision on the
55 department's Internet web site.

56 Sec. 5. (NEW) (*Effective October 1, 2026*) The Commissioner of
57 Consumer Protection shall adopt regulations, in accordance with the
58 provisions of chapter 54 of the general statutes, to implement the
59 provisions of sections 2 to 4, inclusive, of this act.

60 Sec. 6. (NEW) (*Effective October 1, 2026*) Any violation of any of the
61 provisions of sections 2 to 4, inclusive, of this act shall constitute an
62 unfair or deceptive trade practice for the purposes of subsection (a) of
63 section 42-110b of the general statutes.

64 Sec. 7. (NEW) (*Effective October 1, 2026*) (a) As used in this section:

65 (1) "Commissioner" means the Commissioner of Consumer
66 Protection;

67 (2) "Department" means the Department of Consumer Protection;

68 (3) "Engage in fire and catastrophic restoration work" means to
69 assess, mitigate, repair, restore or reconstruct, for compensation, real or
70 personal property in this state that has been damaged or destroyed by
71 fire, smoke, water, a natural disaster or any other catastrophic event;

72 (4) "Fire and catastrophic restoration business" means a person who
73 holds an active license issued by the Department of Consumer
74 Protection under this section; and

75 (5) "Person" means an individual, association, company, limited
76 liability company, corporation, partnership, sole proprietorship, trust or
77 other legal entity.

78 (b) No person shall engage in fire and catastrophic restoration work
79 unless such person holds an active fire and catastrophic restoration
80 license issued by the Department of Consumer Protection under this
81 section.

82 (c) Each applicant for a fire and catastrophic restoration license shall
83 submit to the Department of Consumer Protection, in a form and
84 manner prescribed by the Commissioner of Consumer Protection, an
85 application for a fire and catastrophic restoration license. Such
86 application shall include such information as the commissioner may
87 require to determine that the applicant is fit to hold a fire and
88 catastrophic restoration license. The initial fee for a fire and catastrophic
89 restoration license shall be one hundred fifty dollars and the license
90 renewal fee shall be one hundred dollars. A fire and catastrophic
91 restoration license shall be valid for a period of one year from the date
92 of issuance. Not later than forty-five days prior to the expiration date of
93 a fire and catastrophic restoration license, the department shall send or
94 transmit to the licensee, in a form and manner prescribed by the
95 commissioner, a fire and catastrophic restoration license renewal
96 application. Any applicant aggrieved by any decision of the
97 commissioner made pursuant to this subsection shall be afforded an
98 opportunity for hearing in accordance with the provisions of chapter 54
99 of the general statutes.

100 (d) The Department of Consumer Protection shall establish and
101 maintain a publicly accessible registry of fire and catastrophic
102 restoration businesses. Such registry shall, at a minimum, (1) include the
103 name and address of each fire and catastrophic restoration business, and
104 (2) for each fire and catastrophic restoration business, disclose (A)
105 whether such fire and catastrophic restoration business (i) is in good
106 standing with the department, or (ii) has violated any provision of this
107 section or any other law or regulation applicable to fire and catastrophic

108 restoration businesses, and (B) whether any complaint has been filed
109 against such fire and catastrophic restoration business, and, if so, the
110 nature of such complaint.

111 (e) Each fire and catastrophic restoration business shall:

112 (1) Engage in fire and catastrophic restoration work, and ensure that
113 each of its employees engages in fire and catastrophic restoration work,
114 in a manner that is consistent with all relevant standards established by
115 the American National Standards Institute or a similar organization
116 recognized by the Commissioner of Consumer Protection, provided the
117 commissioner has posted the name of such similar organization on the
118 Department of Consumer Protection's Internet web site;

119 (2) Enroll in the Corporate Emergency Access System or a similar
120 system approved by the Commissioner of Consumer Protection,
121 provided the commissioner has posted the name of such similar system
122 on the Department of Consumer Protection's Internet web site, and issue
123 standardized credentials to its essential employees in accordance with
124 the requirements established by such system;

125 (3) Ensure that each of its employees wears, at all times while such
126 employee is engaged in fire and catastrophic restoration work on behalf
127 of such fire and catastrophic restoration business, an identification
128 badge that displays the following in a manner that is clearly visible to
129 members of the public: (A) Such employee's name; (B) the name of such
130 fire and catastrophic restoration business; and (C) a photograph of such
131 employee; and

132 (4) Ensure that each of its employees wears, at all times while such
133 employee is engaged in fire and catastrophic restoration work on behalf
134 of such fire and catastrophic restoration business in an area which is the
135 subject of any disaster emergency declaration issued by the Governor
136 pursuant to chapter 517 of the general statutes, any transportation
137 emergency declaration issued by the Governor pursuant to section 3-6b
138 of the general statutes or any major disaster or emergency declaration
139 issued by the President of the United States, (A) the identification badge

140 required under subdivision (3) of this subsection, and (B) the
141 standardized credentials issued to such employee pursuant to
142 subdivision (2) of this subsection.

143 (f) The Commissioner of Consumer Protection shall adopt
144 regulations, in accordance with the provisions of chapter 54 of the
145 general statutes, to implement the provisions of this section.

146 (g) Any person who engages in fire and catastrophic restoration work
147 without an active fire and catastrophic restoration license issued by the
148 Department of Consumer Protection under this section shall be fined
149 not more than one thousand dollars per violation.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	New section
Sec. 2	October 1, 2026	New section
Sec. 3	October 1, 2026	New section
Sec. 4	October 1, 2026	New section
Sec. 5	October 1, 2026	New section
Sec. 6	October 1, 2026	New section
Sec. 7	October 1, 2026	New section

Statement of Legislative Commissioners:

In Section 2, "Beginning on" was changed to "On and after" for consistency with standard drafting conventions; in Section 4, "to said standard" was added for clarity; in Section 6 "any of the provisions of" was added for consistency with standard drafting conventions; and in Section 7(a)(3), (b), (e)(1), (e)(3), (e)(4) and (g), references to engagement "in the fire and catastrophic restoration business" were changed to references to engagement "in fire and catastrophic restoration work" for clarity.

GL *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 27 \$	FY 28 \$
Consumer Protection, Dept.	GF - Cost	188,958	243,944
State Comptroller - Fringe Benefits ¹	GF - Cost	72,636	96,848
Resources of the General Fund	GF - Potential Revenue Gain	See Below	See Below

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill requires commercial mold remediators to be registered and fire and catastrophic restoration businesses to be licensed by the Department of Consumer Protection (DCP) resulting in the costs and potential revenue gains described below.

To meet the requirements of the bill, DCP will need to hire three additional employees² for a salary and other expenses cost of \$188,958 in FY 27³ and \$243,944 in FY 28, along with associated fringe benefit costs of \$72,636 in FY 27 and \$96,848 in FY 28. The new employees will be needed to license/register commercial mold remediators and fire and catastrophic restoration businesses, manage complaints, conduct

¹The fringe benefit costs for most state employees are budgeted centrally in accounts administered by the Comptroller. The estimated active employee fringe benefit cost associated with most personnel changes is 41.82% of payroll in FY 27.

²The new employees include one staff attorney, one special investigator, and one inspector.

³Costs in FY 27 reflect nine months of expenditures due to the bills 10/1/26 effective date.

investigations and inspections, and enforce the provisions of the bill⁴.

The bill also has a \$150 initial license fee and \$100 renewal fee for a fire and catastrophic restoration business license and a fine of up to \$1,000 for anyone engaging in this business without a license resulting in a potential revenue gain to the General Fund to the extent licenses are applied for and violations occur.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to employee wage increases, the number of licenses applied for, the number of violations, and inflation.

⁴It's estimated that there will be over 200 applications for both the license and the registration.

OLR Bill Analysis**sHB 5227*****AN ACT CONCERNING COMMERCIAL MOLD REMEDIATION AND FIRE AND CATASTROPHIC RESTORATION BUSINESSES.*****SUMMARY**

This bill requires (1) commercial mold remediators to be registered with the Department of Consumer Protection (DCP) and (2) fire and catastrophic restoration businesses to be licensed by DCP.

Beginning January 1, 2027, the bill prohibits performing commercial mold remediation without a DCP registration certificate. To obtain a registration, a person must have a mold remediation certification from one of several specified organizations. Commercial mold remediators must follow certain remediation standards. A violation of these provisions is a Connecticut Unfair Trade Practices Act (CUTPA) violation (see BACKGROUND).

The bill also requires fire and catastrophic restoration businesses to be licensed by DCP. They must (1) enroll in the Corporate Emergency Access System or a similar DCP-approved system to allow employees to access restricted areas after a disaster or emergency and (2) issue employees credentials under the system.

The bill also requires employees to wear an identification badge and the system credential described above when the governor or president declares certain emergencies.

Under the bill, anyone engaging in this business without a license is subject to a fine of up to \$1,000.

EFFECTIVE DATE: October 1, 2026

§§ 1-6 — MOLD REMEDIATION

Beginning January 1, 2027, the bill requires anyone (individual or entity) doing the following to hold a valid DCP certificate or registration: (1) performing commercial mold remediation in Connecticut for compensation; (2) using the title “mold remediator”; or (3) displaying or using any words, letters, figures, titles, signs, advertisements, or other devices to indicate that they perform commercial mediation for compensation.

Under the bill, “commercial mold remediation” is mold remediation performed in any building, or any portion of it, that is not used, or designed to be used, as a dwelling place, private residence, or residential rental property, including preventing mold or mold contamination. It does not include home improvement performed by a home improvement contractor.

Under the bill, anyone seeking to perform commercial mold remediation in Connecticut for compensation must register with DCP in a way the commissioner sets. DCP must not issue a certificate to anyone unless he or she submits proof to the commissioner’s satisfaction, that the person is certified (1) as a mold remediation specialist by the Institute of Inspection Cleaning and Restoration Certification, (2) as a mold remediator by the National Organization of Remediators and Microbial Inspectors, or (3) to perform mold remediation by any organization the commissioner approves, as long as he posts notice of the approval and the approved organization’s name on DCP’s website.

The bill requires DCP-registered commercial mold remediators to perform all commercial mold remediation in the state in accordance with the American National Standards Institute (ANSI)/IICRC S520 “Standard for Professional Mold Remediation,” or any successor or revision the commissioner approves, as long as he posts notice about the approval and the successor’s or revision’s name on DCP’s website.

The bill (1) requires the DCP commissioner to adopt regulations to implement these provisions and (2) deems violations of these provisions to be a CUTPA violation.

§ 7 — FIRE AND CATASTROPHIC RESTORATION

The bill requires anyone (individual or entity) engaging in fire and catastrophic restoration work to hold an active DCP license before beginning such work. Under the bill, “fire and catastrophic restoration work” is assessing, mitigating, repairing, restoring, or reconstructing, for compensation, real or personal property in Connecticut that has been damaged or destroyed by fire, smoke, water, a natural disaster, or any other catastrophic event.

Under the bill, each applicant must submit to DCP, in the way the commissioner sets, an application for a fire and catastrophic restoration license. The application must include the information the commissioner requires to determine if the applicant is competent for the license. The initial license fee is \$150, and the renewal fee is \$100. A license expires annually from the issuance date. DCP must send or transmit to the licensee a renewal application at least 45 days before license expiration. Any applicant aggrieved by the commissioner’s decision must have an opportunity for a hearing under the Uniform Administrative Procedure Act.

The bill requires DCP to establish and maintain a publicly accessible registry of these businesses. The registry must at least include each business’s name and address, and certain disclosures for each business. This business disclosure must include whether (1) it is in good standing with DCP, or has violated any of the bill’s restoration business provisions or any other applicable law or regulation, and (2) any complaint has been filed against it, and, if so, the nature of the complaint.

The bill requires each fire and catastrophic restoration business to:

1. engage in the fire and catastrophic restoration work, and ensure that each of its employees engages in the work in a manner consistent with all relevant ANSI standards or a similar organization the DCP commissioner recognizes, as long as he posts its name on DCP’s website, and

2. enroll in the Corporate Emergency Access System, to allow certain employees to access restricted areas after a disaster or emergency, and issue standardized credentials to essential employees under the system's requirements (or use a similar system approved by the DCP commissioner, as long as he has posted its name on DCP's website).

The bill also requires the business to ensure that each employee wears an identification badge that displays the employee's and business's name and the employee's photograph. When working in an area subject to any governor-declared disaster emergency or transportation emergency, or any president-issued major disaster or emergency declaration, the business must ensure the employee also wears the standardized credentials issued to the employee as required under the bill. For both instances, the business must ensure the employee wears the identification badge in a way that is clearly visible to the public while he or she is doing fire and catastrophic restoration work for the business.

The bill requires the DCP commissioner to adopt regulations to implement these provisions.

Under the bill, anyone who engages in fire and catastrophic restoration work without an active DCP license must be fined up to \$1,000 per violation.

BACKGROUND

Connecticut Unfair Trade Practices Act

By law, CUTPA prohibits businesses from engaging in unfair and deceptive acts or practices. It allows the DCP commissioner, under specified procedures, to issue regulations defining an unfair trade practice, investigate complaints, issue cease and desist orders, order restitution in cases involving less than \$10,000, impose civil penalties of up to \$5,000, enter into consent agreements, ask the attorney general to seek injunctive relief, and accept voluntary statements of compliance. It also allows individuals to sue. Courts may issue restraining orders; award actual and punitive damages, costs, and reasonable attorney's

fees; and impose civil penalties of up to \$5,000 for willful violations and up to \$25,000 for a restraining order violation.

COMMITTEE ACTION

General Law Committee

Joint Favorable Substitute

Yea 20 Nay 0 (03/11/2026)