

# OFFICE OF FISCAL ANALYSIS

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SB-274

AN ACT CONCERNING NONRESIDENT LANDLORD  
REGISTRATION AND INCREASING PENALTIES FOR REPEAT  
BUILDING AND FIRE CODE VIOLATIONS.

As Amended by Senate "A" (LCO 3834)

Senate Calendar No.: 106

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## **OFA Fiscal Note**

### **State Impact:**

Agency Affected	Fund-Effect	FY 27 \$	FY 28 \$
Resources of the General Fund	GF - Potential Revenue Gain	Minimal	Minimal

Note: GF=General Fund

### **Municipal Impact:**

Municipalities	Effect	FY 27 \$	FY 28 \$
Various Municipalities	Potential Revenue Gain	Minimal	Minimal

### **Explanation**

The bill (1) makes various changes regarding reporting requirements for property owners and landlords which results in a potential revenue gain to municipalities beginning in FY 27, and (2) increases fines for fire and building code violations which results in a potential revenue gain to the state beginning in FY 27.

**Sections 1 and 2** require municipalities with a population of 25,000 or more to require certain residential property owners and landlords to report information to the municipality and establishes that failure to do so will result in a penalty of up to \$500 for a first violation and up to

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\$1,000 for subsequent violations.<sup>1</sup> This results in a potential minimal revenue gain to municipalities beginning in FY 27 to the extent these penalties are imposed and collected.

**Sections 3 to 5** increase the fines for second and subsequent violations of certain fire and building code sections, resulting in a minimal potential revenue gain to the state.<sup>2</sup>

Senate "A" makes a clarifying change which does not change the fiscal impact of the underlying bill.

### ***The Out Years***

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of violations.

*The preceding Fiscal Impact statement is prepared for the benefit of the members of the General Assembly, solely for the purposes of information, summarization and explanation and does 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.*

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<sup>1</sup> According to the CT Department of Health population estimates, in 2024 there were 46 municipalities in Connecticut with a population of 25,000 or more.

<sup>2</sup> Between FY 22 and FY 25, there were a total 296 offenses recorded and \$2,000 in fines collected under CGS §§ 29-254a, 29-291c, and 29-394.