

# Planning and Development Committee

## JOINT FAVORABLE REPORT

**Bill No:** SB-272 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT AUTHORIZING MUNICIPALITIES TO ENFORCE CERTAIN BLIGHT REGULATIONS WITHOUT PROVIDING NOTICE OR AN OPPORTUNITY TO

**Title:** REMEDIATE.

**Vote Date:** 3/6/2026

**Vote Action:** Joint Favorable

**PH Date:** 2/27/2026

**File No.:**

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

### SPONSORS OF BILL:

Planning and Development Committee

### REASONS FOR BILL:

This bill would allow municipalities the ability to take immediate enforcement action against blighted properties after the 2<sup>nd</sup> violation rather than a 3<sup>rd</sup> within a 12-month period. This would give municipalities increased ability to take immediate action against violations that continue to be ignored or unremedied.

### RESPONSE FROM ADMINISTRATION/AGENCY:

N/A

### NATURE AND SOURCES OF SUPPORT:

[Mayor Allan Smith, Town of Rocky Hill, Miriam Lifshitz-Theroux, Deputy Mayor Zachary van Luling, Town Councilor Melissa Kaplan, Town Councilor Mukesh Desai, and Town Councilor John Emmanuel](#): supports this bill and the strengthening of municipal blight enforcement by authorizing immediate enforcement action. They argue it gives towns faster leverage once a pattern has been noticed.

### NATURE AND SOURCES OF OPPOSITION:

[Jeff Feron](#): opposes this bill, they work in a multifamily property operation in Connecticut and is a member of the Connecticut Apartment Association. This bill removes an important

safeguard by allowing municipalities to impose immediate enforcement action after a second violation within twelve months without notice or an opportunity to remediate.

[CEO of the Home Builders & Remodelers Association of Connecticut \(HBRA\), Jim Perras:](#)

Submits this testimony in a strong alignment with and support of the Connecticut Apartment Association's opposition to S.B. 272. The concerns raised by CTAA regarding due process, enforcement fairness, unintended consequences are shared broadly across the residential construction and housing provider community. HBRA of CT supports the goal of addressing legitimate blight and neglected properties. Blight undermines neighborhood stability, negatively affects residents, and places responsible property owners at a competitive disadvantage.

[Chief Community Officer of Franklin Communities, Lauren Tagliatela:](#) Opposes this bill and argues that it removes important due process protections that ensure property owners have a fair opportunity to address issues before penalties are imposed. They add that this bill would allow municipalities to bypass that process after only a second violation within a year. This change lowers the threshold significantly and could result in immediate fines and penalties without giving responsible property owners the opportunity to correct issues.

[Dr. Linda Dalessio:](#) Opposes the bill, they argue that municipalities shouldn't be allowed to go onto property to remediate blighted conditions without the property owner's permission and without providing written notice or an opportunity to remediate.

[President of the Connecticut Apartment Association \(CTAA\), Morgan Miller:](#) Opposes the bill and has concerns with several provisions in the bill that may create unintended challenges for responsible housing providers. They add that this bill removes important due process protections that ensure property owners have a fair opportunity to address issues before penalties are imposed. They argue that Connecticut is currently facing a well-documented housing shortage, and policies that increase operational risk and unpredictability can make it more difficult and costly to provide and maintain housing.

**Reported by: Jason Carlascio**

**Date: 3/3/26**