



General Assembly

February Session, 2026

***Raised Bill No. 5391***

LCO No. 1706



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

***AN ACT CONCERNING THE ENFORCEMENT OF ZONING REGULATIONS.***

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

1 Section 1. Section 8-12 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 If any building or structure has been erected, constructed, altered,  
4 converted or maintained, or any building, structure or land has been  
5 used, in violation of any provision of this chapter or of any bylaw,  
6 ordinance, rule or regulation made under authority conferred hereby or  
7 by any special act, any official having jurisdiction, in addition to other  
8 remedies, may institute an action or proceeding to prevent such  
9 unlawful erection, construction, alteration, conversion, maintenance or  
10 use or to restrain, correct or abate such violation or to prevent the  
11 occupancy of such building, structure or land or to prevent any illegal  
12 act, conduct, business or use in or about such premises. Such regulations  
13 shall be enforced by the officer or official board or authority designated  
14 therein, who shall be authorized to cause any building, structure, place  
15 or premises to be inspected and examined and to order in writing the

16 remedying of any condition found to exist therein or thereon in violation  
17 of any provision of the regulations made under authority of the  
18 provisions of this chapter or, when the violation involves grading of  
19 land, the removal of earth or soil erosion and sediment control, to issue,  
20 in writing, a cease and desist order to be effective immediately. [The]  
21 Notwithstanding the provisions of any special act, the owner or agent  
22 of any building or premises where a violation of any provision of such  
23 regulations has been committed or exists, or the lessee or tenant of an  
24 entire building or entire premises where such violation has been  
25 committed or exists, or the owner, agent, lessee or tenant of any part of  
26 the building or premises in which such violation has been committed or  
27 exists, or the agent, architect, builder, contractor or any other person  
28 who commits, takes part or assists in any such violation or who  
29 maintains any building or premises in which any such violation exists,  
30 shall be fined not less than ten dollars or more than one hundred dollars  
31 for each day that such violation continues; but, if the offense is wilful,  
32 the person convicted thereof shall be fined not less than one hundred  
33 dollars or more than two hundred fifty dollars for each day that such  
34 violation continues, or imprisoned not more than ten days for each day  
35 such violation continues not to exceed a maximum of thirty days for  
36 such violation, or both; and the Superior Court shall have jurisdiction of  
37 all such offenses, subject to appeal as in other cases. [Any]  
38 Notwithstanding the provisions of any special act, any person who,  
39 having been served with an order to discontinue any such violation, fails  
40 to comply with such order within ten days after such service, or having  
41 been served with a cease and desist order with respect to a violation  
42 involving grading of land, removal of earth or soil erosion and sediment  
43 control, fails to comply with such order immediately, or continues to  
44 violate any provision of the regulations made under authority of the  
45 provisions of this chapter specified in such order shall be subject to a  
46 civil penalty not to exceed two thousand five hundred dollars, payable  
47 to the treasurer of the municipality. In any criminal prosecution under  
48 this section, the defendant may plead in abatement that such criminal  
49 prosecution is based on a zoning ordinance or regulation which is the

50 subject of a civil action wherein one of the issues is the interpretation of  
51 such ordinance or regulations, and that the issues in the civil action are  
52 such that the prosecution would fail if the civil action results in an  
53 interpretation different from that claimed by the state in the criminal  
54 prosecution. If the court renders judgment for such municipality and  
55 finds that the violation was wilful, the court shall allow such  
56 municipality its costs, together with reasonable attorney's fees to be  
57 taxed by the court. The court before which such prosecution is pending  
58 may order such prosecution abated if it finds that the allegations of the  
59 plea are true.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	8-12

***Statement of Purpose:***

To specify that municipalities that exercise zoning authority pursuant to a special act may impose certain fines to enforce such regulations.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*