



General Assembly

February Session, 2026

Raised Bill No. 5394

LCO No. 2072



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING THE UNIFORM RELOCATION ASSISTANCE ACT.

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

1 Section 1. Section 8-270 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 (a) In addition to amounts otherwise authorized by this chapter, a
4 state agency shall make a payment to or for any displaced person who
5 is displaced from any dwelling and not eligible to receive a payment
6 under section 8-269, [which] provided such dwelling was actually and
7 lawfully occupied by such displaced person for not less than ninety days
8 prior to the initiation of negotiations for the acquisition of such dwelling
9 under the program or project which results in such person being
10 displaced. [Such]

11 (b) Any payment made pursuant to this section shall be [either (1)
12 the] in an amount necessary to enable such displaced person to (1) lease
13 or rent, for a period not to exceed four years, a decent, safe [] and
14 sanitary dwelling of standards adequate to accommodate such person
15 in [areas] an area not generally less desirable with regard to public

16 utilities and public and commercial facilities, and reasonably accessible
17 to such displaced person's place of employment, but not to exceed four
18 thousand dollars, or (2) [the amount necessary to enable such displaced
19 person to] make a down payment, including reasonable expenses
20 incurred by such displaced person for evidence of title, recording fees
21 [.] and other closing costs incident to the purchase of a decent, safe [.]
22 and sanitary dwelling of standards adequate to accommodate such
23 person in [areas] an area not generally less desirable with regard to
24 public utilities and public and commercial facilities, [but not to]
25 provided no such payment shall exceed four thousand dollars. [, except
26 that if such amount exceeds two thousand dollars, such] Any person
27 [must equally] who receives a payment in excess of two thousand
28 dollars shall match any such amount in excess of two thousand dollars
29 in making [the downpayment, and provided, whenever] such down
30 payment.

31 (c) Whenever any tenant [in any] of a dwelling unit is displaced as
32 the result of the enforcement of any code to which this section is
33 applicable by any town, city or borough or agency thereof, the landlord
34 of such dwelling unit shall be liable for any payments made by such
35 town, city or borough pursuant to subsection (b) of this section or by the
36 state pursuant to subsection (b) of section 8-280, as amended by this act,
37 and the town, city or borough or the state may place a lien on any real
38 property owned by such landlord to secure repayment to the town, city
39 or borough or the state of such payments, which lien shall have the same
40 priority as and shall be filed, enforced and discharged in the same
41 manner as a lien for municipal taxes under chapter 205.

42 ~~[(b)]~~ (d) Notwithstanding the provisions of this section, in the case of
43 displacement of a person on or after October 1, 2007, because of
44 acquisition of real property by a redevelopment agency pursuant to
45 section 8-128, a development agency pursuant to section 8-193, or an
46 implementing agency pursuant to section 32-224, pursuant to a
47 redevelopment plan approved under chapter 130 or a development plan
48 approved under chapter 132 or 588l, the agency shall make relocation

49 payments as provided under the federal Uniform Relocation Assistance
50 and Real Property Acquisition Policies Act of 1970, 42 USC 4601 et seq.
51 and any subsequent amendments thereto and regulations promulgated
52 thereunder if payments under said act and regulations would be greater
53 than payments under this section and sections 8-268 and 8-269.

54 Sec. 2. Section 8-280 of the general statutes is repealed and the
55 following is substituted in lieu thereof (*Effective October 1, 2026*):

56 (a) The state, acting by and in the discretion of the Commissioner of
57 Housing, may enter into a contract or agreement with a state agency to
58 provide state financial assistance to [such] the state agency in the form
59 of a grant-in-aid equal to two-thirds of the net cost of [carrying out] a
60 program [of] to provide relocation assistance pursuant to a relocation
61 plan [as provided under] prepared pursuant to section 8-281 and
62 approved by the commissioner. [Such] Any such grant-in-aid shall: (1)
63 Provide actual administration costs not to exceed one hundred dollars
64 for each dwelling unit and two hundred fifty dollars for each farm or
65 business, relocated in accordance with the provisions of this chapter; (2)
66 provide advance grants for relocation assistance paid pursuant to the
67 provisions of said section to persons, families, businesses and farm
68 operations and nonprofit organizations not otherwise entitled to
69 relocation assistance from any program of any other state agency or any
70 program of the federal government and who have not been reimbursed
71 for moving costs in a condemnation proceeding; and (3) include the cost
72 of the preparation of the relocation plan.

73 (b) The Commissioner of Housing shall not provide a grant-in-aid
74 pursuant to subsection (a) of this section to any town, city or borough
75 for the cost of [carrying out] a program [of] to provide relocation
76 assistance for persons displaced as the direct result of code enforcement
77 activities undertaken by a town, city or borough, unless such town, city
78 or borough agrees to (1) [places, pursuant to section 8-270,] place a lien
79 on all real property in such town, city or borough, [which] pursuant to
80 section 8-270, as amended by this act, that is owned by the landlord of

81 the persons who are displaced by such code enforcement activities, and
82 (2) [assigns] assign to the state [the claim of] any claim that the town,
83 city or borough may have against such landlord for the costs of [carrying
84 out such program of] such relocation assistance not later than one year
85 after the final payment to any person under such program. The Attorney
86 General shall [be responsible for collecting] collect any such claim [and
87 may carry out such responsibility] by (A) enforcing any such lien
88 assigned to the state by the town, city or borough, (B) placing and
89 enforcing a lien on any other real property owned by the landlord in the
90 state, or (C) instituting civil proceedings in the Superior Court against
91 such landlord. Two-thirds of all funds collected by the Attorney General
92 from a landlord pursuant to this subsection shall be deposited in the
93 General Fund and the remaining one-third of such funds shall be
94 remitted to the town, city or borough [which] that brought code
95 enforcement activities against such landlord.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	8-270
Sec. 2	<i>October 1, 2026</i>	8-280

Statement of Purpose:

To clarify that a municipality may place a lien upon a landlord's real property when the municipality has expended funds for relocation assistance to a tenant of such property.

[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.]