



SECOG

SOUTHEASTERN CONNECTICUT
COUNCIL OF GOVERNMENTS

2025 Summary of Legislation

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This report has been prepared by the Southeastern Connecticut Council of Governments (SECOG) for the benefit of SECOG member municipalities and includes a brief summary of public acts passed in the 2025 Connecticut legislative session that are of direct relevance to municipal governments and municipal staff. Act information is grouped by relevant municipal department, commission, or topic.

This resource draws on original act language and additional bill analyses provided by the Office of Legislative Research, as well as end-of-session summaries produced by the Office of Legislative Research and Office of Policy and Management. Readers are encouraged to review these additional resources:

[2025 Acts Affecting Municipalities](#) (Office of Legislative Research)

[2025 Municipal Impact Legislative Update](#) (Office of Policy and Management Intergovernmental Policy and Planning).

If you have any additional questions or concerns related to these public acts, please share them with Jennifer Lindo, jlindo@secogct.gov, 475-275-7661 (direct).

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Building Code Enforcement

Appointment of Acting Building Official

New legislation authorizes a municipal chief executive officer to appoint a licensed building official to be the acting building official once, for up to 180 days. Previously, this was only available to municipalities in the event of the acting building official's death, disability, dismissal, retire or license revocation. This can occur when the acting building official has an extended absence of 15 days or more consecutively ([PA 25-108 Section 1](#)).

Regulation of Hoop Houses

A new act specifies that, regardless of any State Building Code provision, the agricultural use of structures commonly known as "hoop houses" or "high tunnels" are not subject to any permitting or construction standards. A hoop house, also known as a high tunnel, is a structure used in agricultural applications to provide protected growing space for crops or livestock ([PA 25-152](#), § 8, effective October 1, 2025).

Board of Education

Paid Family and Medical Leave for Certain School Employees

A new law extends the state's Paid Family and Medical Leave Insurance Program to cover school employees whose positions do not require a professional certification. Among others, it applies to employees employed by local or regional boards of education ([PA 25-174](#), §§ 234-237, October 1, 2025).

Elections/Voting

State Purchase of Voting Equipment

The Secretary of the State is authorized to purchase voting tabulators and accessories directly from manufacturers and transfer them to municipalities. This ensures that municipalities receive updated and approved voting equipment without incurring additional costs ([PA 25-5](#)).

Schedule of Early Voting

The period of early voting for special elections and presidential preference primaries will exclude April 20, 2025, and any legal holidays. Early voting will commence on the fifth day prior to and conclude on the second day prior to the special election or primary, consisting of four total days ([PA 25-03](#)).

Translation of Documents

Municipalities must submit election related materials to the Translation Advisory Committee in non-English languages. A municipality must use professional translators when translating these materials. This act also establishes the committee, which validates the accuracy of translated materials, ensures they meet the intended audiences' needs in a culturally responsive way, and

makes recommendations to the secretary of state and municipal officials on these matters ([PA 25-168](#), § 297-298).

Proof of Address

Included in this legislation is the requirement that same day election registration proof of address now allow applicants to prove their address through the sworn testimony of another elector.

Planning and Zoning

Conversion of Commercial Properties

Allows municipalities to approve conversion of commercial buildings into residential developments through a “summary review” process when an owner certifies the property has been vacant or under-occupied. Under Summary Review, the application may be approved without requiring a public hearing, special permit, or other discretionary zoning action ([PA 25-164](#)).

DPH Approval of Public Water Systems, Expansion to 10,000 Gal/Day

Updates the statutory process for reviewing and approving new public water systems to reflect current practice, generally requiring DPH to adopt regulations with requirements for (1) an application and approval process; (2) location restrictions and construction; (3) water quality testing, monitoring, and treatment; and (4) related inspections and investigations ([PA 25-96](#) Section 19). Expands DPH’s authority to regulate septic systems from 5,000 gallons per day to 10,000.

Disclosures Required for Impact Studies

Requires individuals submitting environmental, health, traffic, or economic impact studies or evaluations to local legislative or land use authorities (staff, commissions or boards) regarding pending land use applications to provide a statement disclosing specified information, such as potential conflicts of interest and associated study costs. The law further mandates that decisionmakers consider the presence or absence of such disclosure when evaluating the credibility and reliability of the submitted materials ([PA 25-73](#) Section 6).

Expiration of DEEP Permits

Authorizes DEEP to extend a general permit’s expiration date until a new permit is issued or a decision is made not to issue a new permit ([PA 25-84](#)).

Fair Rent Commission Bylaws

Municipalities that create a fair rent commission (FRC) are required to post the commission’s bylaws on the municipality’s website ([PA 25-121](#)).

Hoop Houses

See Building Code Enforcement

Incorporation of Climate Change Planning in Local and State Planning Processes

1. Subjects new single-family dwelling home construction to coastal site plan review under the Coastal Management Act.
2. Requires Zoning Commissions and Zoning Boards of Appeals to give the Department of Energy and Environmental Protection (DEEP) a copy of each coastal site plan for any activity proposed within certain FEMA designated areas, or sites with tidal wetlands, beaches, or dunes.
3. Requires evacuation plans and hazard mitigation plans to identify and address threats to transportation, infrastructure, and local land uses due to sea level change and actions, strategies and capital projects to avoid or reduce impacts and risks from climate change.
4. Requires each municipality to submit an annual geospatial data file on each culvert and bridge within its control and boundaries to its Council of Governments, which must submit the file to the OPM secretary and report any municipality which did not submit one (section 7 and 8).
5. Requires local, regional and state plans of conservation and development (POCD) to include strategies for responding to, and information related to, climate change effects (increased precipitation or extreme heat) (section 11-14).
6. Requires that municipal zoning regulations provide for proper ways to mitigate and avoid the negative effects of sea level change and allow the regulations to require or promote resilience and give incentives for using flood risk reduction building methods ([PA 25-33](#)).

Inland Wetland Commissioner Training

Requires all members and staff of inland wetlands agencies to complete training within one year of appointment or hiring and every four years thereafter ([PA 25-73](#) Section 2).

Liens for Blight/Zoning Violations

Authorizes municipalities to establish ordinances that impose fines of up to \$250 for violations related to maintaining safe and sanitary housing. Recent legislation provides that unpaid fines under these ordinances become a lien on the affected property from the date the fine is issued, consistent with existing procedures for unpaid fines associated with blight and zoning violations ([PA 25-23](#)).

Reserves for Resiliency

Explicitly authorizes municipalities to use reserve funds on projects that improve resiliency against increased precipitation, flooding, sea level rise, and extreme heat. Town Aid Program Funds were also authorized to include construction, reconstruction, improvements, and maintenance to increase resiliency against precipitation, flooding, sea level rise, and extreme heat ([PA 25-33](#) Section 9, 10 and 21-30).

Notification of Environmental Hazards

Requires individual property owners to notify Department of Energy and Environmental Protection (DEEP) when they become aware of significant environmental hazards that pose a potential health risk to individuals and the environment. It also requires technical environmental professionals to notify clients and owners if they find contamination while investigating or remediating pollution.

Environmental releases at properties that are exempt from release based cleanup law are still subject to environmental hazard notification ([PA 25-6](#)).

Use of Housing Trust Funds

Allows Housing Trust Funds to be used not only for building or repairing homes but also for acquiring properties and incentivizing deed restrictions that keep housing affordable ([PA 25-73](#)).

ZEO Penalties for Incomplete/Noncompliant Site Work

Authorizes Zoning Enforcement Officers (ZEOs) to take enforcement actions, such as issuing fines up to \$150 per day, civil penalties, and imprisonment, against businesses that either (1) halt work required by an active site plan, subdivision plan with fewer than 400 units, or inland wetlands approval, or (2) make improvements that do not match the specifications of these plans or approvals. Under this law, ZEOs may act if they determine the business does not intend to resume the work within a reasonable timeframe and the incomplete or nonconforming work poses a public health or safety risk ([PA 25-53](#) Section 1-4).

Public Safety

Choice of Towing at Accident Scenes

Generally, requires municipal police officers to give vehicle operators the opportunity to select a towing company when their vehicle needs to be towed. The law also codifies a similar existing regulation that currently applies to state police ([PA 25-55](#), §§ 17 & 18, effective October 1, 2025).

Cyber Security

Requires all municipalities to maintain a .gov Internet by July 1, 2027 and register it with the Department of Homeland Security's Cybersecurity and Infrastructure Security Agency. Other domains used must be redirected to the .gov domain or stop being utilized ([PA 25-44](#) Section 4).

Illegal Street Takeovers

Addresses illegal use of certain vehicles on streets and street takeovers as follows ([PA 25-80](#)):

1. **Municipal Regulation of All-Terrain Vehicles:** Municipalities can regulate the operation and use of all-terrain vehicles (ATVs) and prescribe penalties for violations. Penalties can be up to \$1,000 for the first violation, \$1,500 for the second, and \$2,000 for subsequent violations. Municipalities can also provide for the seizure and forfeiture of ATVs used in violation of ordinances, subject to any bona fide lien, lease, or security interest.
2. **Municipal Regulation of Dirt Bikes and Mini-Motorcycles:** Municipalities can regulate the operation and use of dirt bikes and mini-motorcycles on public property and prescribe penalties similar to those for ATVs. Municipalities can provide for the seizure and forfeiture of dirt bikes and mini-motorcycles used in violation of ordinances.
3. **Street Takeovers:** Municipalities can prohibit organizing, participating in, or observing street takeovers. Penalties for violations can be up to \$1,000 for the first violation,

\$1,500 for the second, and \$2,000 for subsequent violations. Vehicles used in street takeovers can be impounded until fines, towing fees, and overdue property taxes are paid. If not collected within six months, the vehicle may be forfeited to the municipality.

4. License Suspensions: The act specifies suspension periods for motor vehicle operator's licenses for various violations, including street takeovers. Suspensions range from 45 days to two years, depending on the offense and whether it is a first or subsequent violation.
5. Penalties for Violations: The act outlines penalties for violations related to street takeovers, including class D felonies and class A misdemeanors, with fines of at least \$2,000 for subsequent offenses.
6. Procedures for Violations: The act specifies procedures for handling violations of ordinances related to ATVs, dirt bikes, mini-motorcycles, and street takeovers, including payment and hearing procedures.

Transportation

Complete Streets

Requires the CTDOT Commissioner to provide technical assistance to municipalities and councils of governments to adopt and implement Complete Streets policies and permits the Commissioner to administer grants for supporting highway improvement projects to incorporate these policies ([PA 25-65](#)).

Parking Distance From Crosswalks and Certain Signs

A new law increases the minimum distance between a parking spot and an intersection or approach and generally requires traffic authorities to adhere to the new distances when installing or reinstalling parking spot markings ([PA 25-65](#), § 4, effective October 1, 2025).

Safety Cameras

Explicitly allows municipalities to utilize fines collected from automated traffic enforcement safety devices to help defray the costs associated with the equipment. Requires the CTDOT Commissioner to develop a plan to expand the use of speed safety cameras on state highways ([PA 25-65](#)).

Tax Assessor/Collector/Town Clerk

Community Investment Act Fees

Increased, from \$40 to \$50, the land record recording fee that funds the Community Investment Act account and (2) generally increased the amount that town clerks and municipalities receive for collecting this fee ([PA 25-168](#), §§ 411-414, effective July 1, 2025).

Correction of Assessment Errors

Authorizes assessors to issue certificates of correction to fix property tax assessment errors when a clerical error or omission or mistake is made, or the assessor determines the tangible personal property was taxed and should not have been. Extends the time that municipal ordinances may allow assessors to issue corrections and taxpayers to seek refunds from three years to four years ([PA 25-73](#)).

Local Option Homestead Property Tax Exemption

Allows municipalities to limit eligibility by capping assessed values or requiring owner-occupancy ([PA 25-168](#)).

Motor Vehicle Taxes

Allows municipalities to adopt a modified depreciation schedule for vehicles, generally increasing their values for property tax purposes, beginning with the 2024 assessment year (i.e. for tax bills sent out beginning July 1, 2025)

Effective for the assessment years commencing on or after October 1, 2024, this act provides two schedules of depreciation based on the manufacturer's suggested retail price:

Default Depreciation Schedule: Motor vehicles are assessed at decreasing percentages of their manufacturer's suggested retail price as they age, starting at 85% for vehicles up to one year old and decreasing to 15% for vehicles aged 15 to 19 years. Vehicles aged 20 years and beyond are assessed at no less than \$500.

Modified Depreciation Schedule: Municipalities may elect to apply a modified schedule, which starts at 90% for vehicles up to one year old and decreases to 20% for vehicles aged 15 to 19 years. Vehicles aged 20 years and beyond are assessed at no less than \$500.

Municipalities choosing the modified schedule must notify the Secretary of the Office of Policy and Management within 14 days of the election.

If a municipality adopts the modified schedule for the assessment year commencing October 1, 2024, they are granted flexibility to adjust and republish their grand list, hear appeals, and amend budgets or tax levies to reflect the modified depreciation schedule.

Related to these changes concerning property taxes, the act also generally (1) allows municipalities, by April 15, 2025, to amend their 2024 grand lists; (2) gives aggrieved taxpayers a 30-day period to file assessment appeals; and (3) requires municipal boards of assessment appeals to hear appeals over a specified 16-day period. It also allows municipalities that have adopted budgets or levied taxes for FY 26 to amend them by June 15, 2025 ([PA 25-2](#) §§ 3 & 6).

Price of DoAg Dog Tags

Authorizes the Commissioner of the Department of Agriculture to charge municipalities the actual cost of dog tags, rather than the current five cents per tag. Town clerks must order the necessary number of dog tags from the agricultural commission for the owners of dogs within the municipality to license their dogs and get a dog tag from the Town Clerk ([PA 25-152](#) Section 4).

Property Tax Exemption for Veterans

The property tax exemption for veterans with a permanent and total disability is modified to specify that the exemption applies to veterans if they have been determined by the U.S. Department of Veterans Affairs to be permanently and totally disabled based on a service-connected disability rating of 100%. It also allows municipalities that had already published their 2024 grand list to reflect the change, and to make other changes to their FY 26 budgets. It became effective upon passage, applying to the October 1, 2024 assessment year. Additionally, it makes a conforming change to another property tax exemption for disabled veterans relative to their spouse ([PA 25-2](#)).

Additional changes to the veterans exemption include limiting the exemption or expanding it in specified ways, limiting exemption to the portion of the dwelling veteran actually lives in, excluding commercial and rental properties, covering mobile homes, dwellings with life use, specific leased property, property held in trust, among others. It also established specific documentation and verification requirements, allowed the exemption to be passed from town to town, and requires the veteran to disclose any changes to the disability ratings. Effective October 1, 2025 and following assessment years ([PA 25-168](#)).

Two new municipal option veteran property tax exemptions were created through PA-168; (1) provides exemptions for surviving spouses of active duty service members killed in the line of duty, and (2) residents of Connecticut determined to have a service-connected total disability as an individual unemployability rating. As above, it allows municipalities to expand or limit the exemption by exempting only two acres of the dwelling lot, extending the exemption to certain eligible veterans spouses who died before the exemption was enacted, and limit the exemption based on median assessed value of residential property within the municipality.

Legislature passed this year requires the Department of Veteran's Affairs (DVA) to enter an MOU with UCONN's School of Public Policy to conduct a veteran-related study on veterans property tax exemptions and veteran representative programs. An advisory committee to advise UCONN on the studies design and scope, consisting of eight members, is required to be set up by DVA Commissioner. UCONN is required to submit its findings and recommendations for legislation by January 1, 2027 ([PA 25-95](#)).

Recording of Liquor Permits

Eliminates the requirement for liquor permits to be filed in duplicate with the applicable town clerk ([PA 25-51](#), § 21, effective October 1, 2025).

Taxation of Solar Energy Equipment

A new property tax exemption for Class I renewable energy sources using solar and photovoltaic effect begins October 1, 2025. The exemption is limited to the equipment and devices generating electricity and not to the property where it is installed. The act also modified prior legislation for Class 1 renewable energy sources that were installed on or after January 1, 2014, for commercial or industrial purposes, with a nameplate capacity that does not exceed the locations load, or if the facility is participating in virtual net metering; applying the limit mentioned above to only equipment and devices ([PA 25-168](#)).

A Municipal Uniform Solar Capacity Tax of \$10,000 per MW of nameplate capacity on solar systems that are over one MW in size and receive permission to operate from an electric distribution company or municipal electric utility will go into effect on or after July 1, 2026. This does not apply to systems at specific locations (such as state owned land, brownfield, residential roofs), or that are part of a microgrid serving a critical facility (hospital, police station, commercial areas) ([PA 25-173](#) Section 57 and 58).

Taxation of Tribal Personal Property

Real and tangible personal property on reservation land that is held in trust for a Federally Recognized Tribe is exempt from personal property taxes. The exemption applies regardless of ownership (tribe or non-Indian owned property) and is in addition to the existing exemptions for reservation land held in trust by the state and motor vehicles owned by tribal members or their spouses and garaged on the tribe's reservation ([PA 25-168](#), as amended by PA-174).

Taxation of Farm Machinery

Increases the mandatory farm machinery tax exemption from \$100,000 to \$250,000 in assessed value (other than motor vehicles) ([PA25-168](#) and [PA 25-152](#)).

Validating Documents Recorded Prior to 1997

Extends the date before which certain real property documents with certain defects or omissions are documented from 1989 to 1997 ([PA 25-136](#)).

Water and Sewer Liens

This bill generally limits the foreclosure and assignment of liens for delinquent sewer assessments and charges on owner-occupied real estate by municipal and regional sewer or water pollution control authorities unless they are foreclosed in an action involving other primary liens exceeding \$3,000 ([PA 25-150](#)).

Miscellaneous

Cannabis, Hemp, and Tobacco Laws

Makes numerous changes to cannabis, hemp, and tobacco sale laws. The provisions affecting municipalities include:

1. broadening the circumstances under which a municipality may prohibit a business from operating by redefining what is considered an immediate threat to public health and safety;
2. generally limiting the hours a cannabis retailer, hybrid retailer, or certain micro-cultivators may sell cannabis, while allowing municipalities to further limit the allowable times; and
3. requiring the local police chief to send written comments for a cigarette dealer license renewal and the Department of Revenue Services (DRS) to respond in writing, under certain circumstance ([PA 25-166](#), §§ 1, 2, 11 & 35, various effective dates).

Dealers and Repairers Expanding to Adjacent Land

Modifies the standard for determining when a dealer or repairer can expand an existing licensed location to cover adjacent property without getting another license. Under the new law, they may do so only for land directly bordering or sharing a common boundary with the licensed location without any intervening highway or private roadway. Prior law allowed this for “adjacent” land but did not further define the term. Existing law allows the DMV commissioner to require licensees that add buildings or land to their business to show evidence that they comply with municipal zoning requirements, among other things ([PA 25-159](#), § 6, effective July 1, 2025).

Local Regulation of Invasive Plants

Municipalities are prohibited from developing regulations or ordinances on the retail sale or purchase of invasive plants. An additional ten plants were added to the list of invasive plants that cannot be imported, sold or purchased in the state over a period of years ([PA 25-126](#)).

Municipal Revenue Sharing, Grants-In-Aid

Clarifies existing law requiring that the Office of Policy and Management (OPM) reduce a municipalities revenue sharing grant if expenditures exceed the statutory spending cap by specifying the spending cap is the greater of inflation rate or 2.5% of the prior fiscal years adopted budget expenditures. For FY26, the new law prohibits OPM from reducing grants when the cap is exceeded ([PA 25-3](#) Section 2).

Municipalities that expect to receive funding under the Municipal Grants-in-aid program in FY 26 in an amount that exceeds 75% of what they received in FY 25 must consult with the OPM secretary on their fiscal condition by October 1, 2025 ([PA 25-173](#) Section 139).

Paid Sick Leave Increments

The state’s paid sick leave law generally requires employers to give their employees up to 40 hours of paid sick leave per year, and employees must accrue one hour of leave for every 30 hours worked. The Department of Labor’s implementation of the law generally requires employers to allow eligible employees to use the leave in one-hour increments, but the legislature enacted a new law that allows municipal employers to require that their school employees, police officers, firefighters, and public works department employees use their accrued paid sick leave in increments set in their applicable collective bargaining agreement ([PA 25-174](#), § 233, effective upon passage).

Prevailing Wage for Offsite Custom Fabrication

Extends the state’s prevailing wage law to cover off-site custom fabrication for a covered public works project. “Off-site custom fabrication” is fabricating mechanical systems specifically for a public works project at a site other than the project’s location, but still in Connecticut. It includes plumbing, heating, cooling, pipefitting, ventilation, and exhaust duct systems, but not components or materials that are stock shelf items or readily available ([PA 25-174](#), §§ 211 & 212, effective July 1, 2025).

Service of Process Related to Municipalities

Expands the list of people who may be served process in civil actions when the defendant is a town, city, or borough or certain related persons or entities, primarily by adding assistant and deputy clerks to the eligible list of persons ([PA 25-78](#)).

Threshold for Sealed Bidding

A new law increases, from \$25,000 to \$35,000, the maximum value of contracts or purchases that a municipality may exempt, by ordinance, from its sealed bidding requirements (PA [25-92](#), effective October 1, 2025).