



# *Legislative Review/2016*

## **Realtor<sup>®</sup> Edition**

### *Connecticut*

*To Our Realtor Friends:*

Since its founding in 1966, CATIC<sup>®</sup> has produced a *Legislative Review* for its agents following each session of the Connecticut General Assembly. In 1990, we began producing a separate *Realtor Edition* of the *Legislative Review*, tailored to meet the specific concerns of Realtors<sup>®</sup>. The *Realtor Edition* has been used since that time as a component of the educational activities administered by the Connecticut Association of Realtors<sup>®</sup>.

We are pleased to continue this tradition with the following on-line summary of legislative enactments from the 2016 session of the Connecticut General Assembly. With the assistance of the Connecticut Association of Realtors we have selected 23 acts which we feel are of special interest to Realtors.

We hope that you find this material helpful and informative in your continuing efforts to keep current on new laws that affect your business.

Very truly yours,

[Colleen Danehy Lindroos](#)

CATIC<sup>®</sup>

Legal Publications Manager

### [Public Act 9, An Act Concerning Demolition Permits](#)

Pursuant to § 29-406 of the 2016 supplement to the General Statutes, a town, city or borough generally may impose, by ordinance, a waiting period of not more than 180 days before granting a permit for the demolition of any building or structure or part thereof. This act amends the statute to provide that if such a waiting period is imposed, the person seeking the permit shall take no action toward demolition, including, but not limited to, site remediation and asbestos abatement, during the waiting period. This provision shall not apply in the event that the building official determines that compliance would result in a danger to public health. *Effective October 1, 2016.*

**[Public Act 16, An Act Concerning the Disclosure of Housing Discrimination and Fair Housing Laws](#)**

This act provides that the Commission on Human Rights and Opportunities shall develop a one-page disclosure form containing information on housing discrimination and federal and state fair housing laws. The disclosure form shall be made available to the public on the Commission's website. Commencing 60 days after the form is made available, each person who offers a residential property containing *two or more units, for sale, exchange or lease with an option to buy*, shall, at the time of closing, attach a copy of the disclosure form, signed by the prospective purchaser, to any purchase agreement, option, or lease containing a purchase option. The act further provides that failure to attach the required disclosure form shall not void an otherwise valid purchase agreement, option, or lease containing a purchase option. [Editor's Note: The CHRO has issued the [disclosure form](#) and it became available online on July 1. Accordingly, sixty days thereafter, the form shall be included in the closing documents for transactions covered by the act.] *Effective May 6, 2016, and applicable as set forth above.*

**[Public Act 35, An Act Requiring Certain Residential Restoration Service Providers to Register as Home Improvement Contractors](#)**

This act expands the scope of the home improvement registration laws by requiring those who provide water, fire or storm restoration or mold remediation to register as a contractor.

The act further provides that a contractor providing services in relation to a claim under a personal or commercial risk policy shall comply with the statutory contract content requirements and include a provision regarding the policy holder's ability to waive the right to cancel within three business days should there be a bona fide emergency requiring immediate remediation. *Effective January 1, 2017.*

**[Public Act 39, An Act Concerning the Authority and Responsibilities of Advanced Practice Registered Nurses](#)**

Most of this lengthy act is not relevant to a real estate practice. Of interest, however, are two sections that concern the necessary proof of a disability that is claimed by a lessee. Section 69 amends Conn. Gen. Stat. § 47-88b(i), concerning the eviction of a lessee after the conversion of a dwelling unit in a building to condominium ownership. Section 70 amends Conn. Gen. Stat. § 47a-23c(d), concerning the determination of whether a tenant is a protected tenant. In each instance the statute as unamended provided that the proof of disability be in the form of a statement by a physician. Public Act 39 allows the proof to be a statement by an advanced practice registered nurse instead. *Effective October 1, 2016.*

**[Public Act 40, An Act Concerning Revisions to the Connecticut Uniform Power of Attorney Act](#)**

In 2015 the Connecticut General Assembly enacted PA 15-240, the Uniform Power of Attorney Act, with a scheduled effective date of July 1, 2016. Public Act 40 of the 2016 legislative session delays this effective date until October 1, 2016.

PA 16-40 also provides that two new statutory power of attorney forms may be used on and after October 1, 2016: a statutory short form, similar to our existing statutory form, and a statutory long form. The short form allows the principal to incorporate some or all of the standard powers referred to in the new uniform act. If the principal does nothing, all of the standard powers are incorporated into the power of attorney. In other words, the principal must strike out and initial any powers that she or she does not wish to include.

The statutory long form allows the principal to incorporate both the standard powers and additional optional estate planning powers. With this form, each optional estate planning power must be affirmatively added by the principal in the power of attorney by initialing a box next to the specific power identified in the form. *Effective October 1, 2016.*

### **Public Act 45, An Act Concerning Concrete Foundations**

This act addresses recent news reports concerning problems caused by deteriorating concrete foundations. Section 1 of the act concerns the issuance of a certificate of occupancy for a new residential or commercial building for which a concrete foundation was installed on or after October 1, 2016. The act provides that prior to the issuance of the CO the applicant shall provide the building official with written documentation of the name of the individual or entity that supplied the concrete and the name of the individual or entity that installed it. *Section 1 is effective October 1, 2016.*

Section 2 concerns the foundation of a residential building for which a licensed professional engineer has provided a written evaluation indicating that the foundation was made with defective concrete. Any owner of such a residential building may provide a copy of the evaluation to the local assessor and request a reassessment of the subject building. The assessor shall inspect the property and adjust the assessment to reflect its current value. If the foundation is repaired or replaced the owner shall notify the assessor for purposes of conducting a new inspection and assessment. *This section is effective May 25, 2016 and applicable to assessment years commencing on or after October 1, 2016.*

Section 3 of the act provides that the Commissioner of Consumer Protection shall submit a report to the General Assembly on the potential cause or causes of failing concrete foundations. The report shall be submitted not later than January 1, 2017.

Sections 4 and 5, *effective May 25, 2016*, provide that any documentation obtained by an executive branch agency relating to claims of faulty or failing concrete foundations in residential buildings shall be kept confidential, and such documentation is exempt from disclosure under the Freedom of Information Act. *Effective at varying times, as noted above.*

### **Public Act 51, An Act Concerning the Rights and Responsibilities of Landlords and Tenants Regarding the Treatment of Bed Bug Infestations**

This act establishes a framework for the identification and treatment of bed bug infestations in residential rental properties, including public housing, but excluding detached, single-family

homes. The act sets forth the duties and responsibilities of landlords and tenants, covering matters such as notice, inspection and treatment requirements. The act's requirements imposed on tenants include giving prompt notice to the landlord if the tenant knows or reasonably suspects that the dwelling unit is infested with bed bugs, allowing reasonable access to the landlord to investigate and treat any infestations, and complying with reasonable measures, as determined by the landlord and qualified inspector or pest control agent, designed to eliminate and control the infestation. Responsibilities imposed on the landlord include inspecting the unit within the time frames set by the act, giving reasonable notice of the intent to enter the unit to address the infestation issue, and paying for the inspection and treatment of a bed bug infestation. The landlord may not offer a unit for rent if he knows or reasonably suspects that the unit is currently infested. Before renting a dwelling unit the landlord shall disclose to a prospective tenant whether the unit, or any contiguous unit, is infested with bed bugs. Upon request from a tenant or prospective tenant, the landlord shall disclose the last date on which the unit was inspected for, and found to be free of, a bed bug infestation. The act sets forth the remedies available to the landlord and to the tenant should the act's provisions not be followed. *Effective October 1, 2016.*

#### **Public Act 58, An Act Revising the Regulation Review Process**

This act makes several changes to the Uniform Administrative Procedures Act relative to the regulation adoption process for state agencies. Of interest is Section 1, which expands the reasons for which agencies may propose amendments to regulations without prior notice or public comment. Among these new reasons is the amendment of a regulation, without prior notice or comment, when the amendment is solely to conform the regulation to amendments to the General Statutes, provided the amendments to the regulation do not entail any discretion by the agency. This change to the law may result in a speedier revision to the Residential Property Condition Disclosure Form, when revisions are needed due to changes in the statutes that govern the content of that form. In the past when the legislature amended the statutes that govern the form, the form itself remained unchanged while the regulatory process played out. *Effective at varying times, with Section 1 effective October 1, 2016.*

#### **Public Act 65, An Act Concerning Banking and Consumer Protections**

This lengthy act makes numerous substantive revisions to statutes that govern foreclosures, small loans, and consumer collection agencies. Section 8 of the act revises the record-keeping requirements imposed on mortgage servicers who are holding escrow funds for payment of taxes and insurance premiums. Sections 9 through 36 concern small loan licensees, and cover matters such as the permissible scope of activities, permitted and prohibited practices, licensure, and the voiding of small loans made in violation of the statutes.

Section 37 (*effective July 1, 2016*) concerns tenant security deposits, and provides that each landlord shall provide each tenant with a written notice stating the name and address of the financial institution at which the tenant's security deposit is being held and the amount of the deposit. The section also concerns the payment of interest on security deposits to a tenant.

Sections 38 through 42 concern the “deposit index” which is used in determining the minimum interest rate that shall be paid on certain deposits, including tenant security deposits and mortgage-related escrows. The act revises the means by which the Banking Commissioner determines the annual amount of the deposit index.

Sections 43 and 44 amend Conn. Gen. Stat. § 49-31p(a) and § 49-31q to remove the December 31, 2017 sunset date, thereby making permanent existing protections available to certain tenants of foreclosed homes.

Sections 47 through 54 concern consumer collection agencies and creditors, covering such matters as the collection of federal income tax on behalf of the U.S. Treasury Department, procedural requirements for court cases brought by consumer collection agencies to collect consumer debts, and penalties for creditor violations.

Section 64 of the act amends § 45a-107b of the 2016 supplement to the General Statutes, the probate fee lien put into place by way of Public Act 15-5 of the 2015 June Special Session. That 2015 legislation made unpaid estate settlement probate fees a lien in favor of the state. The 2016 legislation specifies that the lien applies only to estates of individuals who died on or after January 1, 2015. The section also revises the circumstances under which the lien is unenforceable against a third party, by adding *two newly defined terms*, “bona fide purchaser” and “qualified encumbrancer.” [Editor’s Note: This section of the act should be read in conjunction with Public Act 3 of the May Special Session, *infra*, which at Section 194 further amends § 45a-107b by correctly referencing both subsections (b) and (c) of § 45a-107, as amended.]

Sections 73 through 94 of the act concern foreclosures, covering matters such as loss mitigation judgments for mortgage modifications, deeds in lieu of foreclosure and short sales; foreclosure prevention programs; the foreclosure by market sale process; modification of underwater mortgages; foreclosure mediation; foreclosure protection; and foreclosure evictions. The act also requires the legislative Banking Committee, in consultation with state agencies, financial institutions, mortgage servicers, municipalities, and attorneys with experience in foreclosure law, to convene a working group to develop recommendations regarding methods to expedite foreclosures with respect to abandoned properties. *Effective at varying times, with most provisions effective July 1, 2016 or October 1, 2016.*

**[Public Act 67, An Act Concerning the Disclosure of Certain Education Personnel Records, Criminal Penalties for Threatening in Educational Settings and the Exclusion of a Minor’s Name from Summary Process Complaints](#)**

Conn. Gen. Stat. § 47a-26h(a) provides that a summary process judgment binds the named occupants and any minors holding under them. Section 10 of this act provides that if a minor who is or will be bound by such a judgment is named in a summary process complaint, the court, upon motion of any party or upon its own motion, may order the name of such minor to be stricken from the record of the action. If so, the clerk shall arrange for the removal of the minor’s name from the record of the case maintained on the Judicial website. *Effective, generally, on July 1, 2016, with Section 10 effective October 1, 2016.*

**[Public Act 74, An Act Concerning Security Deposits for Age-Restricted Public Housing](#)**

This act amends Conn. Gen. Stat. § 47a-22a, concerning security deposits relative to public housing for senior citizens and disabled persons. The act provides that such persons shall be permitted to pay security deposits in installments, pursuant to a written agreement. The installments shall be in an amount that is reasonable in light of the tenant's income, and shall be paid in equal amounts, at approximately equal intervals not exceeding one month, over a period of at least 12 months. Interest payable pursuant to § 47a-21 shall not begin to accrue until the security deposit has been paid in full. *Effective October 1, 2016 and applicable to any tenant who first commenced occupancy on or after that date.*

**[Public Act 80, An Act Extending the Deadline for the Land Value Taxation Pilot Program](#)**

This act amends Conn. Gen. Stat. § 12-63h, concerning a pilot program in which participating municipalities can tax land (or land exclusive of buildings) at a higher rate than buildings, rather than taxing both at the same rate. (The Land Value Taxation Pilot Program) The act gives participating municipalities more time to comply with one of the procedural requirements of the program. *Effective July 1, 2016.*

**[Public Act 89, An Act Concerning the Siting of Certain Docks and Structures, the Use of Noise-Making Devices for Agricultural Purposes and Making Technical and Conforming Revisions to Environment-Related Statutes](#)**

This act makes a number of unrelated changes to the environment statutes. Section 7 concerns “running bamboo,” which was first the topic of legislation in 2013 that set out limits on its planting near the boundaries of adjacent property. The statute, Conn. Gen. Stat. § 22a-381e(c), was amended in 2014 by Public Act 14-100, which revised the boundary limitations and also removed language concerning the option of containing bamboo by a barrier system. Public Act 16-89 further revises the statute to make a conforming change by removing a remnant reference to containment.

Section 8 of the act amends Conn. Gen. Stat. § 22a-6g, concerning applications for permits to conduct regulated activities in a wetland, or to dredge, erect structures, or place fill in state waters. The act provides that any person who submits an application under § 22a-32 or § 22a-361 shall provide additional notice to any land owner of record for any property that is located within 500 feet of the property line on which such proposed activity will occur. Section 9 amends § 22a-361 of the 2016 supplement to the General Statutes to provide that the Commissioner of the Department of Energy and Environmental Protection shall not issue a certificate or permit to authorize a dock or other structure in an area that was designated as inappropriate or unsuitable in an approved and adopted harbor management plan.

Other matters covered by the act include farmers' markets and the regulation of agricultural noisemaking devices used to deter wildlife from damaging crops. *Effective June 1, 2016.*



**[Public Act 97, An Act Concerning Adoption of the Connecticut Uniform Limited Liability Company Act](#)**

This lengthy act adopts the newest version of the Uniform Limited Liability Company Act, a product of the National Conference of Commissioners on Uniform State Laws. The act adds more detailed provisions on fiduciary duties and charging orders against members and modifies some terminology. Other matters covered by the act include “registered agents” for service of process, the addition of some fees for filing documents with the Secretary of State, the signing of documents filed with the Secretary, changes in the timing for filing an annual report, voting requirements, access to LLC information, derivative actions by a member, dissolution of an LLC and winding up the affairs of a dissolved LLC, authorized interest exchanges, and knowledge and notice of facts under LLC laws.

Section 24 of the act provides that the repeal of the existing LLC statutes does not affect: the operation of the statute or any action taken under it before its repeal; any ratification, right, remedy, privilege, obligation or liability acquired, accrued or incurred under the statute before its repeal; any violation of the statute, or any penalty, forfeiture or punishment incurred because of the violation, before its repeal; or any proceeding, reorganization or dissolution commenced under the statute before its repeal, and the proceeding, reorganization or dissolution may be completed in accordance with the statute as if it had not been repealed.

Section 102 of the act states that its provisions, or any amendments to Sections 1 to 101 of the act, inclusive, shall not be construed “to impair the obligations of any contract existing on, or affect any action or proceedings begun or right accrued before July 1, 2017, or the effective date of such amendment.” *Effective July 1, 2017.*

**[Public Act 99, An Act Extending the Municipal Property Tax Relief to Retired Volunteer Firefighters, Fire Police Officers and Emergency Medical Technicians](#)**

Conn. Gen. Stat. § 12-81w allows a municipality to establish a program to provide property tax relief for certain volunteer personnel including firefighters, fire police officers, and emergency medical technicians. This act amends the statute to provide that this tax relief may be extended to those personnel even if they have since retired, so long as they have completed at least 25 years of service in such a capacity to the municipality. *Effective July 1, 2016.*

**[Public Act 133, An Act Concerning the Connecticut City and Town Development Act](#)**

Conn. Gen. Stat. § 7-480, *et seq.*, is the Connecticut City and Town Development Act. Those statutes grant to certain municipalities additional powers to use for economic development. This legislation broadens the conditions that must exist in the municipality in order for it to exercise such powers. Under the statute as unamended there must be a finding that the municipality contains blighted or deteriorated conditions.

The new law instead requires that there be a finding that parts of the municipality contain blighted or deteriorated conditions or would substantially benefit from commercial or residential property renovation, rehabilitation, or construction. The law also revises the prior language that

required a finding that the private sector is not meeting the need for housing, employment, or blight reduction. Instead there can be an alternate finding, that the private sector is not meeting the need for commercial or residential renovation, rehabilitation, or construction. *Effective October 1, 2016.*

**[Public Act 143, An Act Concerning the Reapplication Procedure for Elderly Property Tax Relief](#)**

This act changes the deadline by which elderly, and in some cases disabled, homeowners must reapply for property tax relief under certain income-restricted programs (the “circuit breaker program” and the “elderly tax freeze program”). By law these taxpayers must reapply for tax relief every two years by submitting copies of their federal income tax returns. The revised deadline for reapplying will now be April 15, rather than March 15, which will be more in line with the deadline for filing federal income tax returns. The act also changes the deadline for assessors to send a notification to taxpayers from whom they did not receive an application by the filing deadline. The new date for that notification will be April 30, rather than April 1. The notification shall be evidenced by a certificate of mailing. *Effective October 1, 2016.*

**[Public Act 191, An Act Concerning Veterans’ Property Taxes](#)**

Conn. Gen. Stat. § 12-81f provides that municipalities may give a property tax exemption to wartime veterans and surviving unmarried spouses of such veterans, if the income of such person does not exceed a specified amount set annually by the Office of Policy and Management. This legislation increases the amount of the dollar reduction in assessed value, to up to \$20,000 rather than up to \$10,000. The act also provides that a municipality may offer an additional exemption to certain disabled veterans, in an amount not less than \$3,000 of such assessed value.

The act also amends § 12-146e, concerning a municipality’s authority to waive the interest on delinquent property taxes owed by active members of the military. The revised statute *requires* municipalities to waive this interest, and expands the waiver to include those servicemembers who have been residing in the state for less than one year since returning from serving outside the state. The waiver is no longer limited to one year. Any interest waived shall be reinstated if the member of the armed forces fails to pay the amount of the delinquent tax after residing in the state for at least one year after returning from serving outside the state. *Effective October 1, 2016 and applicable to assessment years commencing on and after that date.*

**[Public Act 194, An Act Concerning Revisions to Statutes Affecting Title to Real Property](#)**

This act makes a number of revisions to statutes that govern title to real property and related matters. Passage of this legislation was supported by the Connecticut Title Association.

Section 1 amends Conn. Gen. Stat. § 45a-583(d), concerning a disclaimer of real property, and provides that as to such real property interest, such disclaimer, until it is recorded, shall not be effective against any person other than the disclaimant, the person on whose behalf such disclaimer is made, or any person having actual knowledge of such disclaimer. Unamended, the



statute provided that the disclaimer needed to be recorded within nine months; otherwise it would be ineffective except as to the parties noted above.

Section 2 of the act amends § 47-12a, concerning an affidavit of facts related to real estate. The statute as unamended lists several matters that may be included in such an affidavit. The act adds another matter: “any other state of facts affecting title to real property.”

Section 3 amends § 49-9a, concerning the use of an affidavit when a mortgage release for residential property is not executed by the record holder of the mortgage. The statute, as unamended, provides that the affiant has been the record owner of the property for at least two years prior to the date of the affidavit. This legislation amends that language to provide that the affiant has been *and remains* the record owner *or the personal representative of the record owner* for at least two years prior to *and as of* the date of the affidavit.

Section 4 amends § 49-39, concerning mechanics’ liens and the time frame imposed for bringing an action to foreclose such a lien and file a lis pendens. The act amends the sixty-day time frame that applies when there is a final disposition of an appeal taken with respect to an application for discharge or reduction pursuant to § 49-35a. The statute as amended will read as follows, thus tying the sixty-day period to situations where there is no appeal from such a proceeding.

A mechanic's lien shall not continue in force for a longer period than one year after the lien has been perfected, unless the party claiming the lien commences an action to foreclose it, by complaint, cross-complaint or counterclaim, and records a notice of lis pendens in evidence thereof on the land records of the town in which the lien is recorded within one year from the date the lien was recorded or within sixty days of any final disposition of an application made pursuant to section 49-35a, including any appeal taken with respect thereto in accordance with section 49-35c, whichever is later. Each such lien, after the expiration of the one-year period or sixty-day period, as the case may be, without action commenced and notice thereof filed as aforesaid, shall be invalid and discharged as a matter of law. An action to foreclose a mechanic's lien shall be privileged in respect to assignment for trial. With respect to any such lien which was validated in accordance with the provisions of section 49-37a, the one-year period or sixty-day period, as the case may be, shall toll from the date of the validation.

Section 5 amends Conn. Gen. Stat. § 52-380a(c), concerning the foreclosure of a judgment lien on real property. The act specifies that a judgment lien recorded *with respect to a small claims action* shall expire *ten years* after the judgment was rendered, unless the party claiming the lien commences an action to foreclose the lien and records a lis pendens on the land records within that time frame.

Section 6 of the act provides that any conveyance of an interest in land to a trust rather than to the trustee or trustees of the trust shall constitute a valid and enforceable transfer of that interest. Any conveyance by the trust, which conveyance is signed by a duly authorized trustee of such trust, shall be treated as if the conveyance was made by the trustee. *Effective October 1, 2016.*

**[Public Act 199, An Act Modifying the Standard for Mandatory Reporting of Environmental Spills](#)**

Conn. Gen. Stat. § 22a-450 provides that anyone responsible for a spill of petroleum, gas, chemicals, or other hazardous wastes shall immediately report the spill to the Commissioner of the Department of Energy and Environmental Protection if the released substance may pose a threat to human health or the environment. This act amends the statute to provide that the Commissioner shall adopt regulations specifying numerical thresholds for such reporting. On and after the effective date of such regulations, a report with the specified information shall be required whenever the spill exceeds the applicable threshold.

The reporting requirements currently set forth in the statute shall apply until the effective date of such regulations. *Effective October 1, 2016.*

**[Public Act 212, An Act Concerning Administration of the Connecticut Green Bank, the Priority of the Benefit Assessments Lien Under the Green Bank's Commercial Sustainable Energy Program and the Green Bank's Solar Home Renewable Energy Credit Program](#)**

This act makes a number of revisions to the “Green Bank” and its Commercial Property Assessed Clean Energy Program (C-PACE). This program provides financing for energy efficiency or renewable energy improvements on certain commercial properties in participating municipalities. The property owner who has received financing assistance repays the costs of the improvements through an assessment on the property, which assessment is backed by a lien that takes precedence over all other liens except municipal tax liens, subject to the consent of existing mortgage holders.

Matters covered by the act include an expansion of the Green Bank’s powers, the adoption of procedures relative to the operation of the Bank, revisions to its residential solar investment program, and the formation of subsidiaries. The act also, at Section 4, revises the language that pertains to obtaining the consent of existing mortgage holders to the precedence of the benefit assessment lien. The new language provides that the requirement for the consent applies individually to each such mortgage holder and its particular mortgage, not collectively, and specifies that the consent shall be in writing. *Effective June 10, 2016.*

**[Public Act 215, An Act Concerning the Department of Administrative Services' Recommendations Regarding the Adoption of the State Building and Fire Codes](#)**

This act provides that the adoption of new or revised codes by the State Building Inspector and the State Fire Marshal shall not be subject to the provisions of the Uniform Administrative Procedures Act, Chapter 54 of the Connecticut General Statutes. The legislation was supported by the Department of Administrative Services, with the goal to establish a process so that fire and building codes could be updated more quickly upon the adoption of new national model codes. The act provides for an alternative method of adopting new codes, which method shall include notice to the public and a public comment period, and review by the legislature’s Committee on Public Safety and Security. *Effective May 31, 2016.*

## May Special Session

### [Public Act 3 of the May Special Session, An Act Concerning Revenue and Other Items to Implement the Budget for the Biennium Ending June 30, 2017](#)

This very lengthy act is the so-called “Budget Implementer.” Of interest are the following sections:

Section 31 amends Conn. Gen. Stat. § 12-63i, which sets forth a pilot program for no more than five participating municipalities, wherein each municipality may assess up to three commercial properties based on the net profits of their business occupants if the property owners and the tenants agree. Section 31 instead provides that the participating municipalities may assess all commercial property on this basis, if the owner and the tenants agree. *This section is effective October 1, 2016.*

Section 32 amends § 12-65b of the 2016 supplement to the General Statutes, concerning the municipal assessment of newly developed or improved property. The act gives municipalities more latitude in determining how they will fix such an assessment. *This section is effective October 1, 2016 and applicable to assessment years commencing on or after that date.*

Section 193 of this act amends § 45a-107 of the 2016 supplement to the General Statutes, concerning probate fees. The act caps at \$40,000 the probate fees for settling estates valued at \$8,877,000 and greater. *This section is effective June 2, 2016, and applicable to decedents who die on or after July 1, 2016.*

Section 194 of the act should be read in conjunction with PA 65, *supra*. Section 194 further amends Conn. Gen. Stat. § 45a-107b(b) of the 2016 supplement to the General Statutes to correctly reference both subsections (b) and (c) of § 45a-107, as amended, concerning the lien for probate fees. *Effective July 1, 2016.*