

CWWA

Legislative Status Report – February 26, 2026

HOUSING & ZONING ISSUES

SB-151, AN ACT PROHIBITING CERTAIN LAND USE AND ZONING LIMITATIONS ON HOUSING -

The bill caps residential lot sizes to 5,000 square feet wherever public water and sewer are available or are "planned". In addition, the bill limits setbacks that towns can require for single family homes to 10 feet for front and rear and 5 feet for sides. It also bans towns from imposing exterior dimension limits and lot coverage maximums, meaning a building could cover the entire lot with the exception of the minimal setbacks. *(CWWA monitoring)*

HB-5288 – UTILITY CONNECTIONS FOR ACCESSORY APARTMENTS – Public Act 21-29 requires municipal zoning laws to approve Accessory Dwelling Unit (ADU) as of right unless the municipality opted out by January 1, 2023. The act also prohibits municipalities, special districts, and sewer or water authorities from 1) considering an accessory dwelling unit a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service unless the apartment was constructed with a new single-family dwelling on the same lot or 2) requiring the installation of a new or separate utility connection directly to an ADU or imposing a related connection fee or capacity charge. HB-5288 extends this prohibition to private water utilities. *Status: Awaiting action by the Planning & Development Committee. (CWWA opposes)*

SB-335 - AN ACT CONCERNING UTILITY CHARGES FOR RESIDENTIAL DWELLING UNITS - To require that a tenant only be charged for utilities if such tenant's dwelling unit has an individual meter. *Status: Awaiting action by the Housing Committee.*

AN ACT REQUIRING MUNICIPALITIES TO REPORT EXCESS WASTEWATER CAPACITY. *Status: Awaiting a public hearing by the Planning & Development Committee. (CWWA monitoring)*

OPERATIONS

HB-5249 - AMENDING THE CHARTER OF THE SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY CONCERNING THE POTENTIAL ACQUISITION OF A WATER COMPANY - To amend the charter of the South Central Connection Regional Water Authority concerning the potential acquisition of a water company. *Status: Awaiting action by the Energy & Technology Committee. (CWWA monitoring)*



SJ-37- AN ACT CONCERNING A RESOLUTION PROPOSING AN AMENDMENT TO THE STATE CONSTITUTION CONCERNING ENVIRONMENTAL RIGHTS - *Status: Awaiting a public hearing before the GAE Committee. (CWWA opposes)*

AN ACT CONCERNING THE WORTHINGTON KENSINGTON FIRE DISTRICT AND THE KENSINGTON FIRE DISTRICT - *Status: Awaiting a public hearing by the Planning & Development Committee. (CWWA monitoring)*

SB-321 - AN ACT CONCERNING REQUIREMENTS FOR CERTAIN EXCAVATION PROJECTS - To specify that no person shall be required to keep an excavation site open for a period of time after the completion of work unless required as a condition of a permit. *Status: Public hearing scheduled for March 5 before the Energy & Technology Committee (likely March 5).*

SB-368 - AN ACT CONCERNING A STATE EXPLOSIVES, BLASTING AND PYROTECHNIC CODE - To require the adoption of a State Explosives, Blasting and Pyrotechnic Code and to establish the procedure for such adoption. *Status: Awaiting a public hearing before the Public Safety Committee.*

HB-5405 - AN ACT CONCERNING CRANE OWNERS, CRANE OPERATORS AND HOISTING EQUIPMENT OPERATORS - To (1) modify the membership of the Examining Board for Crane Operators, (2) establish that crane owners, crane operators and hoisting equipment operators may be required to produce such owners' and operators' licenses or registrations for verification, (3) establish a procedure regarding the issuance of stop work orders to such owners and operators, (4) modify and establish certain penalty provisions applicable to such owners and operators, and (5) establish the "investigations and inspections account". *Status: Awaiting a public hearing before the Public Safety Committee.*

PERMITTING

AN ACT CONCERNING THE RECOMMENDATIONS OF THE DEPARTMENT OF TRANSPORTATION – Shifts responsibility to municipalities and utilities under encroachment permits undertaken in the State Right of Way. *Status: Awaiting a public hearing by the Transportation Committee. (CWWA opposes)*

HB-5154 - AN ACT CONCERNING CERTAIN REVISIONS TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION'S PERMITTING AUTHORITY - To authorize the issuance of general permits in lieu of individual permits and to provide for the renewal of certain solid waste facility permits. *Status: Awaiting action by the Environment Committee. (CWWA monitoring)*



HB-5339 - AN ACT CONCERNING THE PERMITTING OF SOLAR PHOTOVOLTAIC SYSTEMS - To require the Commissioner of Energy and Environmental Protection to conduct a study of municipal permitting and inspection processes concerning the installation of residential solar photovoltaic systems. *Status: Public hearing scheduled for March 5 before the Energy & Technology Committee.*

SOURCE WATER PROTECTION

SB-145 - AN ACT STUDYING THE REMEDIATION OF HYDRILLA IN STATE LAKES AND THE EXPEDITING OF PERMITS RELATED TO SUCH REMEDIATION - To examine the most effective methods and protocols for the remediation of hydrilla in state lakes, including ways to expedite permits for such remediation. *Status: Awaiting action by the Environment Committee. (CWNA supports)*

HB-5153 - AN ACT CONCERNING MINOR REVISIONS TO DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION RELATED STATUTES - To make minor revisions to various statutes under the authority of the Department of Energy and Environmental Protection, including the state's Open Space & Watershed Acquisition Program. *Status: Awaiting action by the Environment Committee. (CWNA supports)*

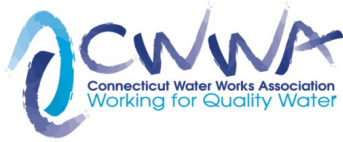
HB-5334 - AN ACT CONCERNING RIPARIAN AREAS - To create greater protection and preservation of areas immediately adjacent to watercourses in the state in order to preserve and improve the quality of such watercourses. *Status: Awaiting a public hearing before the Environment Committee.*

SB-316 - AN ACT CONCERNING THE TESTING OF SOILS AT CERTAIN SOLAR FACILITIES. To require the Department of Energy and Environmental Protection to conduct soil testing on a biennial basis at utility-scale solar arrays in the state. *Status: Awaiting a public hearing before the Environment Committee.*

AN ACT CONCERNING A RAPID RESPONSE PROGRAM FOR INVASIVE AQUATIC SPECIES - *Status: Awaiting a public hearing before the Environment Committee.*

AN ACT CONCERNING FISH PASSAGES - *Status: Awaiting a public hearing before the Environment Committee.*

AN ACT CONCERNING STERILE CULTIVARS – *Status: Awaiting a public hearing before the Environment Committee.*



AN ACT CONCERNING THE SEWAGE RIGHT-TO-KNOW ACT – *Status: Awaiting a public hearing before the Environment Committee.*

WATER SUPPLY/CONSERVATION ISSUES

HB-5248 – ENERGY EFFICIENCY STANDARDS - To (1) allow the Commissioner of Energy and Environmental Protection to adopt efficiency standards for certain new products, including products to promote water conservation, if determined necessary by the commissioner, and (2) require the Connecticut Siting Council to consider future electric grid reliability needs when determining whether to approve certain facilities. *Status: Awaiting action by the Energy & Technology Committee. (CWWA supports)*

SB-245 – DATA CENTERS - Repeals existing tax incentives available for data centers. *Status: Awaiting action by the Energy & Technology Committee. (CWWA monitoring)*

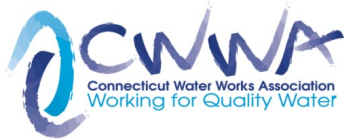
WATER QUALITY

[HB-5167](#), **AN ACT CONCERNING THE DISCLOSURE OF WATER QUALITY TEST RESULTS FOR CERTAIN PRIVATE AND SEMIPUBLIC WELLS** - The bill eliminates the provision requiring disclosure of test results if approved by the public health commissioner. It also adds language in (A) that provides that results may be disclosed to "the owner of any other property that obtains water from the well, and the owner of each property that is adjacent to the property on which the well is located or to any other property that obtains water from the well" in addition to the property owner. *Status: Awaiting action by the Public Health Committee. (CWWA monitoring)*

AN ACT CONCERNING THE RECOMMENDATIONS OF THE DEPT. OF PUBLIC HEALTH RELATING TO ENVIRONMENTAL HEALTH & DRINKING WATER - The bill provides Department of Public Health (DPH) with broad authority to set action levels for PFAS and other unregulated contaminants for water bottlers. Although the provision is limited to water bottlers, this establishes a troubling precedent relative to DPH's authority to set action levels outside of the formal rulemaking process. In addition, the bill includes other provisions which may potentially impact every drinking water utility that chlorinates, adjusts pH, or conducts any treatment because those results are inherently used to demonstrate compliance with regulations. *Status: Awaiting a public hearing before the Public Health Committee. (CWWA opposes)*

WORKFORCE DEVELOPMENT

HB-5409 - AN ACT CONCERNING TROOPS-TO-TRADES INITIATIVES - To support veterans and members of the armed forces in the transition from military life to the civilian workforce through information sharing of available resources relating to educational and employment



opportunities. *Status: Scheduled for a public hearing on March 3 before the Veterans' & Military Affairs Committee.*

AN ACT CONCERNING THE DEPARTMENT OF PUBLIC HEALTH'S RECOMMENDATIONS REGARDING WASTEWATER SPECIALISTS AND WATER OPERATORS APPRENTICESHIP - Allows individuals who have completed a water operator apprenticeship program approved by the Department of Labor and passed a written examination administered by the Department of Public Health to become certified water operators. *Status: Awaiting a public hearing before the Public Health Committee. (CWWA supports the intent)*

AN ACT CONCERNING THE DEPARTMENT OF PUBLIC HEALTH'S RECOMMENDATIONS REGARDING CONSENT ORDERS - This proposal is intended to streamline the current process for consent orders with all DPH licensees and permit holders by removing a requirement that formal charges be filed and a hearing be held when a consent order has already been agreed to with the party. *Status: Awaiting a public hearing before the Public Health Committee. (CWWA monitoring)*

PROPOSED BOND FUNDING

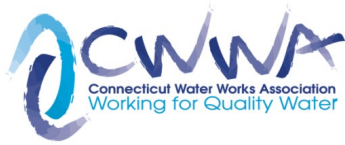
The following bills have not been raised by the Finance, Revenue & Bonding Committee but may be incorporated in a bond package:

Proposed HB-5233 - AN ACT AUTHORIZING BONDS OF THE STATE FOR IMPROVEMENTS TO WATER AND SEWER INFRASTRUCTURE IN THE TOWN OF MANCHESTER. To provide funding for improvements to the water and sewer infrastructure in the north end of the town of Manchester.

Proposed SB-111 - AN ACT AUTHORIZING BONDS OF THE STATE FOR WATER LINES AND NECESSARY EQUIPMENT IN THE TOWN OF HEBRON. To provide funding for water lines and necessary equipment in the town of Hebron to support new housing.

Proposed SB-162 - AN ACT AUTHORIZING BONDS OF THE STATE TO THE SOUTHEASTERN CONNECTICUT WATER AUTHORITY TO UPGRADE WATERLINES AND CONNECTIONS IN THE TOWN OF MONTVILLE. To provide financial assistance to the Southeastern Connecticut Water Authority to upgrade waterlines and connections in Montville Manor in the town of Montville.

Proposed SB-164 - AN ACT AUTHORIZING BONDS OF THE STATE FOR THE IMPLEMENTATION AND CONSTRUCTION OF A SEWER AND WATER LINE IN THE TOWN OF FRANKLIN. To provide funding for the implementation and construction of a sewer and water line in the town of Franklin.



Proposed SB-198 - AN ACT AUTHORIZING BONDS OF THE STATE FOR THE DEVELOPMENT OF A WATER STORAGE FACILITY IN THE TOWN OF SOUTH WINDSOR. To provide funding for the development of a water storage facility in the town of South Windsor to support emergency responses to residential fires and other disasters, ensure a reliable water supply for farms and livestock, prepare for droughts and extreme weather events and address infrastructure gaps in rural parts of said town.