



Senate, May 25, 1971. The Committee on Government Administration & Policy reported through Senator Sullivan of the 16th District, Chairman of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT PERMITTING TOWNS TO CHARGE DEVELOPERS INSPECTION AND ENGINEERING FEES.

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

1 Section 8-26 of the 1969 supplement to the
2 general statutes is repealed and the following is
3 substituted in lieu thereof: All plans for
4 subdivisions shall be submitted to the commission
5 with an application in the form to be prescribed
6 by it. [The commission may charge fees for the
7 processing of subdivision applications and
8 inspection of subdivision improvements, the
9 minimum fee to be twenty-five dollars for each
10 application and the maximum to be three dollars
11 for each lot within the planned subdivision.] FOR
12 THE PROCESSING OF SUBDIVISION APPLICATIONS THE
13 COMMISSION MAY CHARGE AN APPLICATION FEE WHICH
14 SHALL NOT BE MORE THAN THREE DOLLARS FOR EACH LOT
15 WITHIN THE PLANNED SUBDIVISION AND SHALL NOT BE
16 LESS THAN TWENTY-FIVE DOLLARS FOR EACH
17 APPLICATION. FOR ENGINEERING AND INSPECTION
18 SERVICES CONNECTED WITH SUCH SUBDIVISION
19 IMPROVEMENTS, THE COMMISSION MAY CHARGE AN
20 ENGINEERING AND INSPECTION FEE NOT TO EXCEED THREE
21 PER CENT OF THE TOTAL IMPROVEMENT COSTS. The
22 commission may hold a public hearing regarding any

23 subdivision proposal if, in its judgment, the
24 specific circumstances require such action. No
25 plan of resubdivision shall be acted upon by the
26 commission without a public hearing. Notice of
27 the public hearing shall be given not less than
28 seven days before the date of the hearing by
29 publication once in a newspaper of general
30 circulation in the municipality and by sending a
31 copy thereof by registered or certified mail to
32 the applicant. The commission shall approve,
33 modify and approve, or disapprove any subdivision
34 application or maps and plans submitted therewith
35 within sixty days after the submission thereof.
36 Notice of the decision of the commission shall be
37 published in a newspaper having a substantial
38 circulation in the municipality and addressed by
39 certified mail to any person applying to the
40 commission under this section, by its secretary or
41 clerk, under his signature in any written,
42 printed, typewritten or stamped form, within ten
43 days after such decision has been rendered. Such
44 notice shall be a simple statement that such
45 application was approved, modified and approved or
46 disapproved, together with the date of such
47 action. The failure of the commission to act
48 thereon shall be considered as an approval, and a
49 certificate to that effect shall be issued by the
50 commission on demand, provided an extension of
51 this period may be had with the consent of the
52 applicant. The grounds for its action shall be
53 stated in the records of the commission.

Bill No. 1810

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Referred to Committee on GOVERNMENT ADMINISTRATION AND POLICY

LCO No. 5388

Introduced by SEN. ODEGARD - 4th District

General Assembly,

January Session, A.D., 1971

AN ACT PERMITTING TOWNS TO CHARGE DEVELOPERS INSPECTION AND ENGINEERING FEES.

CONNECTICUT STATE LIBRARY LEGISLATIVE REFERENCE SECTION

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

Section 8-25 of the general statutes is repealed and the following is substituted in lieu thereof: No subdivision of land shall be made until a plan for such subdivision has been approved by the commission. Any person, firm or corporation making any subdivision of land without the approval of the commission shall be fined not more than two hundred dollars for each lot sold or offered for sale or so subdivided. All plans for subdivision shall, upon approval, be filed or recorded in the office of the town clerk, but, if it is a plan for subdivision wholly or partially within a district, it shall be filed in the offices of both the district clerk and the town clerk, and any plan, not so filed or recorded within ninety days following its approval by the commission or within ninety days of the date upon which such plan is taken as approved by reason of the failure of the commission to act, shall become null and void. No such plan shall be recorded or filed by the town clerk or district clerk or other officer authorized to record or file plans until its approval has been endorsed thereon, and the filing or recording of a subdivision plan without such approval shall be void. Before exercising the powers granted in this section, the commission shall adopt regulations covering the subdivision of land. No such regulations shall become effective until after a

public hearing, notice of the time, place and purpose of which 43
shall be given by publication in a newspaper of general 44
circulation in the municipality at least seven days prior to the 45
date of such hearing. Such regulations shall provide that the 46
land to be subdivided shall be of such character that it can be 47
used for building purposes without danger to health or the public 48
safety, that proper provision shall be made for water, drainage 49
and sewerage and, in areas contiguous to brooks, rivers or other 50
bodies of water subject to flooding, including tidal flooding, 51
that proper provision shall be made for protective flood control 52
measures and that the proposed streets are in harmony with 53
existing or proposed principal thoroughfares shown in the plan of 54
development as described in section 8-23, especially in regard to 55
safe intersections with such thoroughfares, and so arranged and 56
of such width, as to provide an adequate and convenient system 57
for present and prospective traffic needs. Such regulations 58
shall also provide that the commission may provide open spaces 59
for parks and playgrounds when, and in places, deemed proper by 60
the planning commission, which open spaces for parks and 61
playgrounds shall be shown on the subdivision plan. The 62
commission may also prescribe the extent to which and the manner 63
in which streets shall be graded and improved and public 64
utilities and services provided and, in lieu of the completion of 65
such work and installations previous to the final approval of a 66
plan, the commission may accept a bond in an amount and with 67
surety and conditions satisfactory to it securing to the 68
municipality the actual construction and installation of such 69
improvements and utilities within a period specified in the bond. 70
Such regulations may provide, in lieu of the completion of the 71
work and installations above referred to, previous to the final 72
approval of a plan, for an assessment or other method whereby the 73
municipality is put in an assured position to do such work and 74
make such installations at the expense of the owners of the 75
property within the subdivision. SUCH REGULATIONS MAY ALSO 76
PROVIDE THAT THE COMMISSION MAY CHARGE FOR ENGINEERING AND

INSPECTION SERVICES UNDERTAKEN IN CONNECTION WITH SUCH 77
SUBDIVISION IMPROVEMENTS, A FEE NOT TO EXCEED THREE PER CENT OF
THE TOTAL IMPROVEMENT COSTS.

STATEMENT OF PURPOSE: To permit towns to charge a fee for 81
engineering and inspection services in connection with new 82
subdivisions.

[Proposed deletions are enclosed in brackets and proposed 84
additions are all capitalized, or underlined where appropriate.] 86