



FEBRUARY 2012

Proposed Legislation Affecting Coastal Properties in Connecticut

On February 16, 2012, four bills were introduced in the Connecticut General Assembly that would greatly affect coastal properties and property owners. The Legislature's Environment Committee is holding a public hearing on these bills on **February 22, 2012 at 11:00 a.m.** in Room 1C of the Legislative Office Building in Hartford. Here are the four bills:

- *An Act Concerning Certain Revisions to the Coastal Zone Management Statutes*, which was introduced to address sea level rise. This bill has the greatest potential for negative impacts for waterfront property owners. If passed, it will be a policy of the state "to encourage a fair and orderly legal process to foster strategic retreat of property ownership, over a period of several decades, for coastal lands that have a likelihood of being lost due to erosion and coastal lands that contain structures that are subject to repetitive damage." For the full text of the bill, please follow this link: [H.B. No. 5128](#)
- *An Act Defining the High Tide Line for the Tidal, Coastal and Navigable Waters of the State* changes the definition of the High Tide Line (the Department of Energy and Environmental Protection's (DEEP) jurisdictional boundary) to the "highest predicted tide" based on data from the National Oceanographic and Atmospheric Administration. For the full text of this bill, please follow this link: [H.B. No. 5127](#)
- *An Act Concerning the Structures and Dredging Permit Process* allows an applicant for a permit for dredging or the erection of structures to request a public hearing and to appeal a final decision. For the full text of this bill, please follow this link: [S.B. No. 86](#)
- *An Act Concerning Enhanced Harbor Management Responsibilities* was introduced to improve harbor management initiatives under the Coastal Management Act. For the full text of this bill, please follow this link: [S.B. No. 91](#)

Two of these bills would provide benefits to waterfront property owners (the right to a hearing, the right to appeal, and more certainty in the determination of DEEP's jurisdiction), but the other two could impose great burdens (more regulation by harbor management commissions

and the inability to protect waterfront land from erosion and sea level rise). For these reasons, we are circulating this information and encouraging you to contact others who may be affected by this legislation, to contact your legislators, or to attend the hearing on February 22 and voice any concerns directly.

CONTACT US

If you have any questions or wish to discuss coastal permitting issues further, please contact [John P. Casey](#).

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