



*Making Great Communities Happen*  
**Connecticut Chapter of the  
American Planning Association**

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**PLANNING AND DEVELOPMENT COMMITTEE – March 14, 2014**

**POSITION STATEMENT ON RAISED BILL 5507  
AN ACT CONCERNING THE APPOINTMENT OF ZONING ENFORCEMENT OFFICIALS, BUILDING  
OFFICIALS & FIRE MARSHALS**

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**INTRODUCTION**

The Connecticut Chapter of the American Planning Association has over 400 members who are governmental and consulting planners, land use attorneys, citizen planners, and other professionals engaged in planning and managing land use, economic development, housing, transportation, and conservation for local, regional, and State governments, private businesses and other entities.

Many CCAPA members are responsible for and/or supervise zoning enforcement activities by municipalities.

**OVERVIEW**

Raised Bill 5507 would require the chief executive officers of towns, cities and boroughs to appoint zoning enforcement officials and fire marshals and to eliminate appointment terms for building officials.

**ANALYSIS**

Many planners feel that the changes to CGS 8-3 (e) concerning the appointment of zoning officials is inappropriate. Zoning commissions have the exclusive authority to “provide for the manner in which the zoning regulations shall be enforced”. In most cases, zoning enforcement officers, as municipal employees, are under the oversight of the Chief Executive Officer for all personnel matters, but follow the enforcement procedures set forth by the zoning commission in the “administration and enforcement” standards of the zoning regulations. Chief Executive Officers are not authorized to influence this zoning authority and, additionally, could have conflicts of interest that might influence their management zoning enforcement actions.

The impetus for this proposal came from a desire to regionalize municipal services. The State Plan of Conservation and Development recommends that the state assist municipalities and regional planning organizations in the implementation of cooperative ventures that are intended to reduce the property tax burden on residents, such as regional service sharing. The aspects of this bill that would promote more efficient service delivery is consistent with the state plan and with “Smart Growth Principle B” as defined by Public Act 09-230.

**CCAPA POSITION ON RAISED BILL 5507**

The CCAPA *Regionalism Policy Statement* mirrors the language of the state plan in regard to creating incentives for regional service sharing.

While CCAPA opposes the change to CGS 8-3 (e) concerning the appointment of zoning officials, the aspects of this bill that would promote more efficient service delivery is supported.