

Sec. 8-273-4. Dwellings described

- (a) A decent, safe and sanitary dwelling shall be described as follows:
 - (1) Conforms to local building, housing and occupancy codes for existing structures.
 - (2) Has a continuing supply of potable water.
 - (3) Has a kitchen with hot and cold water, and sink with sewage collections. It must have an area for a stove and refrigerator with proper utility connections.
 - (4) Has an adequate heating system for the living area.
 - (5) Has a ventilated, lighted bathroom with privacy available and shower or tub, adequate hot and cold water supply, flush toilet and connections to an adequate sewage system, all in good working order.
 - (6) Has artificial lighting provisions in each room.
 - (7) Is structurally sound and adequately maintained.
 - (8) Each building used for dwelling purposes shall have a safe unobstructed means of egress to a safe open space at ground level.
 - (9) Each unit in a multi-dwelling building must have access either directly or through a common corridor to a means of egress to open space at ground level.
 - (10) In multi-dwelling buildings of three stories or more, the common corridor is a means of egress to open space at ground level.
 - (11) Meets standards of habitable floor space having 150 square feet for the first occupant, and at least 100 square feet for each additional occupant.
 - (12) For mobile homes 150 square feet for the first occupant and 70 square feet for each additional occupant.
 - (13) Habitable floor space must have sufficient number of rooms to be adequate for a family and is defined as the part used for sleeping, living, cooking and dining and does not include closets, pantries, bathrooms, service or utility rooms, hallways, foyers, unfinished attics, storage space, cellars and similar types of space.
 - (14) All rooms must be adequately ventilated.
- (b) Comparable dwelling: A comparable dwelling is one which when compared with the dwelling being taken is:
 - (1) Decent, safe, and sanitary;
 - (2) Functionally equivalent and substantially the same with respect to:
 - (A) Number of rooms;
 - (B) Area of living space;
 - (C) Type of construction;
 - (D) Age; and
 - (E) State of repair.
 - (3) Fair housing — open to all persons regardless of race, color, religion, sex or national origin and consistent with the requirements of title VIII of the Civil Rights Act of 1968; and the Civil Rights requirements of Article I, Section 20 of the State Constitution and Section 53-35 of the Statutes of Connecticut, as revised.
 - (4) In areas not generally less desirable than the dwelling to be acquired in regard to:
 - (A) Public utilities; and
 - (B) Public and commercial facilities.
 - (5) Reasonably accessible to the relocatee's place of employment;

- (6) Adequate to accommodate the relocatee;
- (7) In an equal or better neighborhood;
- (8) Available on the market; and
- (9) Within the financial means of the displaced family or individual.
- (e) Adequate replacement housing: The term “adequate replacement housing” means a dwelling which is:
 - (1) Decent, safe, and sanitary;
 - (2) Fair housing — open to all persons regardless of race, color, religion, sex or national origin and consistent with the requirements of title VIII of the Civil Rights Act of 1968, the Civil Rights requirements of Article I, Section 20 of the State Constitution and Section 53-35 of the Statutes of Connecticut, as revised.
 - (3) In areas not generally less desirable than the dwelling to be acquired in regard to:
 - (A) Public utilities; and
 - (B) Public and commercial facilities.
 - (4) Available at rents or prices within the financial means of the individuals and families relocated;
 - (5) Reasonably accessible to the relocatee’s place of employment; and
 - (6) Adequate to accommodate the relocatee.

(Effective April 30, 1975)