



## CAZEO

### Interpretation of Certification Requirements for Zoning Enforcement Officials

While CAZEO was not the author of the language included within Section 8-3, a brief summary and CAZEO's interpretation of the requirements contained within this statutory change has been provided below.

During the 2021 session, the Connecticut General Assembly passed Public Act 21-29 which included several amendments pertaining to Planning & Zoning and the land use regulatory process. Section 8 of the Act included modifications which establish a certification requirement for those appointed as Zoning Enforcement Officers. Specifically, the Act included modifications to following:

**Sec. 8. Subsection (e) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2021):**

**(e) (1) The zoning commission shall provide for the manner in which the zoning regulations shall be enforced, except that any person appointed as a zoning enforcement officer on or after January 1, 2023, shall be certified in accordance with the provisions of subdivision (2) of this subsection.**

During the 2023 session, the language above was amended further as part of Public Act 23-173 to clarify this requirement by including the following:

**Section 1. Subsection (e) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2023)**

**(e) (1) The zoning Commission shall provide for the manner in which the zoning regulations shall be enforced, except that any person newly appointed as a zoning enforcement officer on or after January 1, ~~2023~~ 2024, shall be certified in accordance with the provisions of subdivision (2) of this subsection.**

**(2) Beginning January 1, ~~2023~~ 2024, and annually thereafter, each person newly appointed as a zoning enforcement officer shall obtain, as soon as practicable after such appointment, certification from the Connecticut Association of Zoning Enforcement Officials and maintain such certification for the duration of such person's employment as a zoning enforcement officer.**

CAZEO's interpretation of the language including within PA 21-29 as amended by PA 23-173 is that any person appointed as a Zoning Enforcement Official on or after January 1, 2024, must obtain certification by CAZEO as a Certified Zoning Enforcement Official (CZEO) and maintain this designation for the duration of their employment.

To further satisfy the requirements of the Act, which require newly appointed ZEOs to obtain certification "as soon as practicable" CAZEO has developed a "CZEO Candidate" membership category to allow members to demonstrate that they are actively working through the certification process with an intent to certify as required. CAZEO's interpretation of the language "and annually thereafter" is that beginning January 1, 2024, anyone appointed as a ZEO who possess a CZEO designation must maintain their CZEO certification (through CAZEO's Continuing Education criteria) to comply with the statutory language.

Based on the above, any Zoning Enforcement Official who was appointed prior to January 1, 2024, is not included within the obligation to obtain a CZEO designation. Anyone appointed on or after January 1, 2024, is required to obtain and maintain a CZEO designation, in accordance with CAZEO's bylaws, certification process and Continuing Education Policy.