

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES

PROPOSED LEGISLATION 2025

The following Bills are presently before the State Legislature. None, as of the date of this Conference, have been passed. The full text of these proposed bills can be found at www.cga.ct.gov.

Restricting Appeals by Intervenorors H.B. 6249

The Connecticut Environmental Protection Act's intervenor provision, Sec. 22a-19 of the General Statutes, allows anyone to take an appeal of a land use agency decision to approve a development in regard to environmental issues. This bill would restrict such appeals to persons owning or renting property abutting or within 100 feet of the property involved in the decision if the development is for a residential use. This bill would not apply to nonprofit organizations.

Elimination of Parking Requirements H.B. 7061

Minimum off-street parking requirements would be prohibited from zoning regulations if this bill becomes law. The bill proposes to amend Sec. 8-2 of the General Statutes and remove any authority for a zoning commission to require a minimum number of off-street motor vehicle parking spaces for any development.

Open Space Requirement for Subdivisions H.B. No. 7034

This bill would prohibit a planning commission from requiring the donation of land for open space purposes as a condition of approval for a subdivision application. It would also prohibit requiring that the applicant pay a fee-in-lieu of land as a condition of approval.

Prohibition on Multifamily Housing Moratoriums H.B. No. 7035

Section 8-2 of the General Statutes would be amended by this bill so that zoning commissions cannot amend their regulations to either temporarily or permanently place a ban on development of multifamily housing of three or more dwelling units.

Publication of Legal Notices H.B. 7146

This bill places the burden on the chief elected official of a municipality to determine each year which, if any, newspaper publications have a substantial circulation within the municipality. Until June 30, 2027, required notices must be published in a newspaper with substantial circulation within the municipality. If there is no such newspaper, then notices must be published on the municipality's website. On or after July 1, 2027, required notices must be posted on the municipality's website as well as in a newspaper with substantial circulation within the municipality, if such newspaper exists.

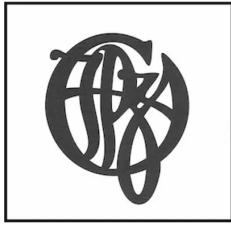
Multifamily Housing Near Transit Stations SB 1313

This bill would require that zoning regulations include as an as-of-right use housing developments with a housing density of 15 dwelling units per acre or greater when such a development is located

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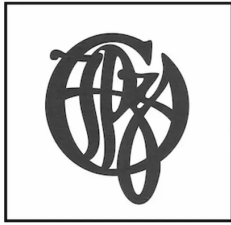
within one-half mile of a transit station. The term transit station includes rail stations and bus rapid transit stations.

Transit Oriented Communities H.B. 6831

This bill would make state funding available for sewer and water infrastructure for those municipalities that amend their zoning regulations to include a 'transit-oriented district.' This term is defined as being a collection of parcels of land that are zoned to encourage increased density development including mixed use development. The state funding would take the form of state grants which would be used to improve infrastructure to serve the district.

Fair Share Housing H.B. 6944

If this bill becomes law, the imposition of a fair share scheme on some municipalities will come into effect. In 2023, the Office of Policy and Management was directed to begin compiling information on housing affordability so that a calculation could be made regarding fair housing needs for regions of the state and what the fair share allotments would be for each municipality. This bill, among other things, would require those municipalities in the highest eighty percent of grand list income to prepare a priority affordable housing plan and submit it to the Office of Policy and Management for approval. Part of this plan would be to show how the municipality's zoning regulations would be amended to develop its allocated fair share of affordable housing. For example, the plan would need to identify specific zones or parcels on which to locate affordable housing as of right and summarize the zoning and other municipal processes and procedures that would need to be changed or put in place to create the municipality's allocation of affordable housing. If this bill becomes law, it is likely similar bills will be proposed in the future that would extend the reach of this statutory scheme to more and more municipalities.



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Establishing a Housing Density Rating Program H.B. 5391

This proposed law would require that municipal zoning regulations be amended to include provisions: allowing any multi-family housing project in an area of public water service and sewer as of right; limit minimum lot sizes in these areas to no more than 7,500 square feet; allow accessory apartments as of right in any residential zone; limit parking requirement to one space per studio or one bedroom apartment and 2 spaces for homes of any size above that; and limit minimum lot sizes in area on well and septic to no more than one acre. The bill proposes a complicated point scheme that would allow a municipality to avoid some of these provisions. For example, if a zoning regulation was adopted that would create a housing transit zone, all boarding houses or not hold public hearings on applications for residential development projects, points would be awarded. Once a certain number of these points were accumulated, then the forced amendments to the zoning regulations stated in this Bill could be avoided. An interesting facet of this bill that if a municipality complies with all of the Bill's requirements, it would be exempt from the affordable housing appeals act.