

CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES

LEGISLATION 2025 – HOUSE BILL 8002 / P.A. 25-1 'AN ACT CONCERNING HOUSING GROWTH'

House Bill 8002 was passed in the November 2025 Special Legislative Session. It continues the trend of the State Legislature assuming more direct control of municipal planning and zoning. It does this by imposing state-wide control over aspects of multi-family housing, off-street parking as well as imposing a housing growth planning scheme. The full text of this new law can be found at www.cga.ct.gov. A lengthy summary is available on our website at www.cfpza.org. Among other things, this new law requires.

- **Housing Growth Planning Framework**

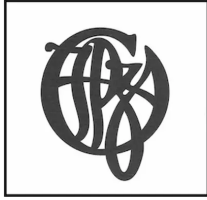
Regional Housing Growth Plans (HGP): Councils of Governments (COGs) must prepare regional plans identifying housing growth policies, including zoning amendments, fee waivers, tax incentives, expedited approvals, and public infrastructure actions. H.B. 8002 requires COGs to submit housing needs assessments and allocation of affordable housing goals to State of Connecticut Office of Policy and Management (OPM) by June 1, 2027. OPM will review these assessments and goals post the results of its review on its website and notify municipalities. Within 30 days of receiving this notice, municipalities must decide whether to opt in to its COGs' regional plan or prepare its own. COGs and municipalities that have chosen to prepare their own plan, are to submit their housing growth plan to OPM by June 1, 2028. If a municipality does not join or submit its own plan by **June 1, 2028**, it loses eligibility for certain state appeal moratoria (under § 8-30g).

- **Middle Housing – Community Housing and Transit Housing**

Beginning July 1, 2026, zoning regulations (1) **must** allow transit community middle housing developments and mixed-use developments, subject only to a summary review, on any parcel that is zoned for commercial or mixed-use development and (2) **may** allow transit community middle housing developments, subject only to a summary review, on any parcel that allows for residential use. Middle housing developments are residential buildings with two to nine units, such as duplexes, triplexes, cottage clusters, perfect sixes, and townhouses (as these terms are defined by law, see CGS § 8-1a).

- **Priority Housing Development Zones (PHDZs)**

Municipalities **may** establish PHDZs, a floating zone that permit multifamily housing. Among other requirements, the priority zone must (1) cover at least 10% of the municipality's developable land and (2) allow specific minimum housing densities and multifamily housing development as-of-right. Regulations must be approved by the State Commissioner and consistent with the municipal/regional growth plan.



CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES

H.B. 8002 / P.A. 25-1

- **Transit Oriented Development**

Beginning July 1, 2026, towns with rail or regular bus service **may** create a transit-oriented district that allows for denser housing development as of right within ½ mile of the transit station. A town that lacks a rapid transit station or regular bus service station can become a TOC if it (1) borders a municipality that has one or more rapid transit stations or regular bus service stations, and (2) creates a transit-oriented district in or adjacent to a downtown area in its jurisdiction.

- **Parking and Dimensional Standards**

Beginning **July 1, 2026**, the bill prohibits the local zoning enforcement officer (ZEO) or planning, zoning, or combined planning and zoning commission from rejecting a proposed residential development with fewer than 17 units solely due to a failure to conform to a requirement for off-street parking. The bill specifically allows municipalities to adopt parking requirements for residential developments with at least 17 units. However, these requirements are rebuttable by the proposed developer. Under the bill, municipalities must allow developers to submit a parking needs assessment to the ZEO or commission.

- **Procedural Reforms**

The bill limits the legal effect of protest petitions filed on proposals to change zoning regulations or district boundaries. It also modifies who may sign a protest petition. Under the bill, the voting threshold remains a simple majority even if a valid protest petition is filed. Under current law, to be valid, a protest petition must be signed by the owners of at least 20% of the (1) area of the lots included in the proposed change or (2) lots within 500 feet in all directions of the property included in the proposed change. Under the bill, it needs to be signed by the owners of at least 50% of the (1) area of the lots included in the proposed change, (2) total number of lots included in the proposal, or (3) lots within 500 feet in all directions.

- **Summary Review**

Under this process, a project can be approved if (1) it complies with zoning regulations, without requiring a public hearing, variance, special permit or exception, or any other discretionary zoning action, except for a determination that a site plan conforms with the applicable regulations and (2) public health and safety will not be substantially impacted. (The latter consideration is not part of the as-of-right review process.) The bill additionally specifies that the zoning regulations a project must comply with include those on setbacks, lot size, and building frontage.