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## OLR Bill Analysis

### HB 7035 (as amended by House "A")\*

#### ***AN ACT PROHIBITING A MUNICIPALITY FROM IMPLEMENTING A BAN ON MULTIFAMILY HOUSING DEVELOPMENT.***

#### **SUMMARY**

This bill prohibits most municipalities from adopting zoning regulations that implement a temporary ban on developing multifamily housing or duplexes. The bill applies to municipalities that exercise zoning powers under CGS § 8-2, rather than under a special act. Under the bill, “multifamily housing” is a building with at least three dwelling units and a “duplex” is a residential building with at least two.

Existing law prohibits regulations from placing a fixed numerical or percentage cap on the number of dwelling units allowed in the municipality that are multifamily properties with at least four units, mixed-use properties, or middle housing (i.e. duplexes, triplexes, quadplexes, cottage clusters, and townhouses). It also generally requires regulations to provide opportunities for multifamily dwellings.

EFFECTIVE DATE: July 1, 2025

\*House Amendment “A” (1) narrows the underlying bill’s prohibition to temporary development bans only and (2) additionally makes the development prohibition applicable to duplexes.

#### **BACKGROUND**

##### ***Related Case Law***

In 1984 the Connecticut Supreme Court concluded, when reviewing a temporary moratorium on certain commercial development, that municipalities may adopt zoning regulations establishing moratoria under CGS § 8-2 (*Arnold Bernhard & Co. v. Westport Planning & Zoning Commission*, 194 Conn. 152 (1984)).

**COMMITTEE ACTION**

Housing Committee

Joint Favorable

Yea 13 Nay 5 (03/06/2025)

Planning and Development Committee

Joint Favorable

Yea 12 Nay 8 (04/07/2025)