



# House of Representatives

General Assembly

**File No. 271**

January Session, 2025

Substitute House Bill No. 7000

*House of Representatives, March 26, 2025*

The Committee on Planning and Development reported through REP. KAVROS DEGRAW of the 17th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

**AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE OFFICE OF POLICY AND MANAGEMENT CONCERNING THE STATE PLAN OF CONSERVATION AND DEVELOPMENT AND PRIORITY FUNDING AREAS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 16a-31 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 (a) The following actions when undertaken by any state agency, with  
4 state or federal funds, shall be consistent with the plan:

5 (1) The acquisition of real property when the acquisition costs [are in  
6 excess of two hundred thousand] exceed one million dollars;

7 (2) The development or improvement of real property when the  
8 development costs [are in excess of two hundred thousand] exceed one  
9 million dollars;

10 (3) The acquisition of public transportation equipment or facilities  
11 when the acquisition costs [are in excess of two hundred thousand]  
12 exceed one million dollars; and

13 (4) The authorization of each state grant, any application for which  
14 [is not pending on July 1, 1991] was submitted (A) prior to October 1,  
15 2025, for an amount [in excess of] exceeding two hundred thousand  
16 dollars, or (B) on or after October 1, 2025, for an amount exceeding one  
17 million dollars, for the acquisition or development or improvement of  
18 real property or for the acquisition of public transportation equipment  
19 or facilities.

20 (b) Not later than January 1, 2026, and every five years thereafter, the  
21 secretary shall adjust the amounts described in subsection (a) of this  
22 section by the percentage change in the Producer Price Index by  
23 Commodity: Construction (Partial) (WPU80), not seasonally adjusted,  
24 or its successor index, as calculated by the United States Department of  
25 Labor, over the preceding five calendar years, rounded to the nearest  
26 multiple of one hundred dollars. The secretary shall publish such  
27 adjusted amounts on the Internet web site of the Office of Policy and  
28 Management.

29 [(b) A] (c) Each state agency shall [request, and the secretary shall  
30 provide, an advisory statement commenting on] submit to the secretary,  
31 in a form and manner prescribed by the secretary, a notice describing  
32 the extent to which any of the actions specified in subsection (a) of this  
33 section [conforms] conform to the plan. [and any] An agency may  
34 [request and] consult with the secretary [shall provide such other  
35 advisory reports as the state agency deems advisable] prior to  
36 submitting such notice.

37 [(c)] (d) The secretary shall submit and the State Bond Commission  
38 shall consider prior to the allocation of any bond funds for any of the  
39 actions specified in subsection (a) of this section an advisory statement  
40 commenting on the extent to which such action is in conformity with the  
41 plan of conservation and development.

42     ~~[(d)]~~ (e) Notwithstanding subsection ~~[(b)]~~ (c) of this section, The  
43 University of Connecticut shall request, and the secretary shall provide,  
44 an advisory statement commenting on the extent the projects included  
45 in the third phase of UConn 2000, as defined in subdivision (25) of  
46 section 10a-109c, conform to the plan and the university may request  
47 and the secretary shall provide such other advisory reports as the  
48 university deems advisable. Notwithstanding subsection ~~[(c)]~~ (d) of this  
49 section, the secretary shall submit and the State Bond Commission shall  
50 consider prior to the approval of the master resolution or indenture for  
51 securities for the third phase of UConn 2000, pursuant to subsection (c)  
52 of section 10a-109g, the advisory statement prepared under this  
53 subsection.

54     ~~[(e)]~~ (f) Whenever a state agency is required by state or federal law to  
55 prepare a plan, it shall consider the state plan of conservation and  
56 development in the preparation of such plan. A draft of such plan shall  
57 be submitted to the secretary who shall provide for the preparer of the  
58 plan an advisory report commenting on the extent to which the  
59 proposed plan conforms to the state plan of conservation and  
60 development.

61     Sec. 2. Subsection (g) of section 8-23 of the general statutes is repealed  
62 and the following is substituted in lieu thereof (*Effective July 1, 2025*):

63     (g) Any municipal plan of conservation and development scheduled  
64 for adoption on or after July 1, ~~[2015]~~ 2025, shall identify the general  
65 location and extent of any (1) areas served by existing sewerage systems,  
66 (2) areas where sewerage systems are planned, and (3) areas where  
67 sewers are to be avoided. In identifying such areas, the commission shall  
68 consider the provisions of this section. ~~[and the priority funding area~~  
69 ~~provisions of chapter 297a.]~~

70     Sec. 3. Subsection (a) of section 8-31c of the general statutes is  
71 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
72 *2025*):

73     (a) (1) Wherever the term "regional planning agency" is used in the

74 following general statutes, the term "regional council of governments"  
 75 shall be substituted in lieu thereof; and (2) wherever the term "regional  
 76 planning agencies" is used in the following general statutes, the term  
 77 "regional councils of governments" shall be substituted in lieu thereof:  
 78 8-35b, 8-35c, 8-164, 8-166, 8-189, 8-336f, 8-384, 13b-38a, 13b-79ll, 16-32f,  
 79 16-50l, 16a-28, [16a-35c,] 22-26dd, 22a-102, 22a-118, 22a-137, 22a-207,  
 80 22a-352, 23-8, 25-33e to 25-33h, inclusive, 25-68d, 25-102qq and 25-233.

81 Sec. 4. Subsection (d) of section 16a-27 of the general statutes is  
 82 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
 83 *2025*):

84 (d) Any revision made after July 1, [2005] 2025, shall describe the  
 85 progress towards achievement of the goals and objectives established in  
 86 the previously adopted state plan of conservation and development and  
 87 shall identify (1) areas where it is prudent and feasible (A) to have  
 88 compact, transit accessible, pedestrian-oriented mixed-use  
 89 development patterns and land reuse, and (B) to promote such  
 90 development patterns and land reuse, and (2) [priority funding areas  
 91 designated under section 16a-35c, and (3)] corridor management areas  
 92 on either side of a limited access highway or a rail line. In designating  
 93 corridor management areas, the secretary shall make recommendations  
 94 that (A) promote land use and transportation options to reduce the  
 95 growth of traffic congestion; (B) connect infrastructure and other  
 96 development decisions; (C) promote development that minimizes the  
 97 cost of new infrastructure facilities and maximizes the use of existing  
 98 infrastructure facilities; and (D) increase intermunicipal and regional  
 99 cooperation.

100 Sec. 5. Sections 16a-35c to 16a-35h, inclusive, of the general statutes  
 101 are repealed. (*Effective July 1, 2025*)

|                                                                               |              |         |
|-------------------------------------------------------------------------------|--------------|---------|
| This act shall take effect as follows and shall amend the following sections: |              |         |
| Section 1                                                                     | July 1, 2025 | 16a-31  |
| Sec. 2                                                                        | July 1, 2025 | 8-23(g) |

|           |              |         |
|-----------|--------------|---------|
| Section 1 | July 1, 2025 | 16a-31  |
| Sec. 2    | July 1, 2025 | 8-23(g) |

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|--------|---------------------|------------------|
| Sec. 3 | <i>July 1, 2025</i> | 8-31c(a)         |
| Sec. 4 | <i>July 1, 2025</i> | 16a-27(d)        |
| Sec. 5 | <i>July 1, 2025</i> | Repealer section |

**Statement of Legislative Commissioners:**

In Section 1(a)(4), "is not pending on (A) July 1, 1991" was changed to "[is not pending on July 1, 1991] was submitted (A) prior to October 1, 2025" and "on or after" was inserted before "October 1, 2025" for clarity.

**PD**      *Joint Favorable Subst. -LCO*

*The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.*

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**OFA Fiscal Note****State Impact:** None**Municipal Impact:** None**Explanation**

The bill increases certain cost thresholds relating to the state plan of conservation and development and eliminates priority funding areas, which do not result in a fiscal impact.

**The Out Years****State Impact:** None**Municipal Impact:** None

**OLR Bill Analysis****sHB 7000*****AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE OFFICE OF POLICY AND MANAGEMENT CONCERNING THE STATE PLAN OF CONSERVATION AND DEVELOPMENT AND PRIORITY FUNDING AREAS.*****SUMMARY**

This bill makes several changes in laws related to the state plan of conservation and development (POCD). Among other things, it generally raises, from \$200,000 to \$1 million (adjusted for inflation regularly), the threshold at which certain state agency capital projects and grant authorizations must be consistent with the state POCD. Generally, these same projects are also deemed “growth-related projects” under current law.

Currently, (1) the state POCD must identify the boundaries for priority funding areas (PFAs) and (2) when state agencies fund or undertake a growth-related project, the project must be located in a priority funding area, unless the agency complies with the statutory exception process. The bill eliminates both of these requirements, among other PFA-related requirements.

The POCD is a statement of the state’s development, resource management, and public investment policies. The Office of Policy and Management (OPM) develops the plan, which goes before the legislature for hearings and approval.

EFFECTIVE DATE: July 1, 2025

**§ 1 — STATE AGENCY SPENDING MUST CONFORM TO POCD*****Higher Threshold and Indexing to Inflation***

Currently, the following activities, if they cost more than \$200,000, and are undertaken by a state agency with state or federal funds, must

be consistent with the state POCD:

1. acquiring real property;
2. developing or improving real property;
3. acquiring public transportation facilities or equipment; and
4. authorizing state grants, with certain exceptions, if the grant application was not pending on July 1, 1991, to (a) acquire, develop, or improve real property or (b) acquire public transportation equipment or facilities.

The bill increases the threshold from \$200,000 to \$1 million. The new threshold applies to state agencies' grant authorizations (the last listed item) only if the application is made on or after October 1, 2025.

By January 1, 2026, and every five years after that, the bill requires the secretary to adjust the thresholds by the percentage change in the Producer Price Index by Commodity: Construction (Partial) (WPU80), not seasonally adjusted, or its successor index, as calculated by the United States Department of Labor, over the preceding five calendar years, rounded to the nearest multiple of one hundred dollars. The secretary must publish the adjusted threshold on OPM's website.

### ***Advisory Statements***

Current law requires agencies undertaking covered projects to request and receive an advisory statement from OPM on the project's conformity with the POCD. The bill eliminates this requirement and instead requires agencies to submit to OPM a notice explaining how their project conforms to the POCD. It allows agencies to consult with the OPM secretary prior to submitting the notice.

### **§§ 2-5 — ELIMINATION OF PRIORITY FUNDING AREAS**

The bill repeals references to PFAs and related requirements. Currently, these are areas that OPM delineates as part of the POCD, considering factors such as whether an area is a regional center, growth or conservation area, or located in a distressed municipality. Under the

bill, OPM is no longer required to identify PFAs.

Most notably, current law requires growth-related projects (see above) to be undertaken in PFAs, with exceptions. In eliminating the PFA framework, the bill correspondingly eliminates this requirement.

### **COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable

Yea    20    Nay   0    (03/07/2025)