

OFFICE OF FISCAL ANALYSIS

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HB-7031

AN ACT INCLUDING ACCESSORY APARTMENTS IN THE
CALCULATION OF THE THRESHOLD FOR EXEMPTION FROM
THE AFFORDABLE HOUSING APPEALS PROCEDURE.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 26 \$	FY 27 \$
Various Municipalities	Potential Savings	See Below	See Below

Explanation

The bill allows all accessory apartments to be counted toward a moratorium under the affordable housing appeals procedure. This results in a potential savings to municipalities beginning in FY 26 for legal costs to the extent that more municipalities are awarded a moratorium.^{1,2}

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

Sources: Department of Housing Affordable Housing Appeals List

¹ Several municipalities reported spending up to \$215,000 on legal costs, appeals, and litigations related to CGS 8-30g projects within the past two years.

² As of 2024, 28 towns had at least 10% affordable housing.