

OFFICE OF FISCAL ANALYSIS

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SB-1444

AN ACT CONCERNING THE CONVERSION OF COMMERCIAL
REAL PROPERTY FOR RESIDENTIAL USE.

As Amended by Senate "B" (LCO 9588)

House Calendar No.: 676

Senate Calendar No.: 324

OFA Fiscal Note

State Impact: None

Municipal Impact: See Below

Explanation

The bill requires (1) municipalities that exercise their zoning powers under the statutes to allow developers to convert commercial buildings into residential developments subject only to a "summary review", and (2) prohibits municipalities from conducting a revaluation of a conversion or partial conversion for at least a three-year period. This may result in a grand list increase or decrease. Any impact to municipalities is dependent on how these buildings would have otherwise been valued.

Senate "A" requires the Department of Housing (DOH) to study and report on streamlining residential developments which is not anticipated to result in a fiscal impact as the agency has the expertise necessary to meet the requirements of the bill.

Senate "B" eliminates a provision requiring municipalities to allow these conversions "as of right," and instead authorizes them to allow the conversions subject only to summary review which results in the fiscal impact noted above.

Primary Analyst: BP
Contributing Analyst(s):
Reviewer: PR

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Senate "B" also requires the Department of Economic and Community Development to prioritize development projects in certain municipalities for funding under the greyfield revitalization program, which is a proposed bond-funded program under SB 1247. There is no fiscal impact as this provision does not adjust General Obligation bond authorizations available for the greyfield revitalization program.

The Out Years

State Impact: None

Municipal Impact: See Above

The preceding Fiscal Impact statement is prepared for the benefit of the members of the General Assembly, solely for the purposes of information, summarization and explanation and does 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.