



General Assembly

January Session, 2025

Committee Bill No. 6812

LCO No. 6589



* 0 6 5 8 9 H B 0 6 8 1 2 P D *

Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT REDEFINING "INCLUSIONARY ZONING".

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

1 Section 1. Subsection (a) of section 8-2i of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective October*
3 *1, 2025*):

4 (a) As used in this section, "inclusionary zoning" means any zoning
5 regulation, requirement or condition of development imposed by
6 ordinance, regulation or pursuant to any special permit, special
7 exception or subdivision plan which promotes the development of
8 housing affordable to persons and families of low and moderate income,
9 including, but not limited to, (1) the setting aside of a reasonable number
10 of housing units for long-term retention as affordable housing through
11 deed restrictions or other means; (2) the use of density bonuses; or (3) in
12 lieu of or in addition to such other requirements or conditions, the
13 making of payments into a housing trust fund to be used for acquiring,
14 constructing, rehabilitating or repairing housing affordable to persons
15 and families of low and moderate income, acquiring real property to be
16 used for such housing or incentivizing deed restrictions that preserve
17 real property for use as such housing. "Inclusionary zoning" does not

18 include the use of funds from any such housing trust fund to acquire
19 real property by eminent domain regardless of the intended use of such
20 property.

| | | |
|---|--|--|
| This act shall take effect as follows and shall amend the following sections: | | |
|---|--|--|

| | | |
|-----------|-----------------|---------|
| Section 1 | October 1, 2025 | 8-2i(a) |
|-----------|-----------------|---------|

Statement of Purpose:

To redefine "inclusionary zoning" to include the acquisition of property for affordable housing developments.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: REP. STEINBERG, 136th Dist.; SEN. MAHER, 26th Dist.

H.B. 6812