



General Assembly

January Session, 2025

Raised Bill No. 6831

LCO No. 3625



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING TRANSIT-ORIENTED COMMUNITIES.

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

1 Section 1. (NEW) (*Effective October 1, 2025*) (a) As used in this section
2 and sections 2 and 3 of this act:

3 (1) "Discretionary infrastructure funding" means any grant, loan or
4 other financial assistance program (A) administered by a state under the
5 provisions of sections 4-66c, 4-66g, 4-66h, 7-131d to 7-131k, inclusive,
6 and 22a-477 of the general statutes, to the extent said sections provide
7 financial assistance for municipal sewer projects, and sections 8-13m to
8 8-13x, inclusive, of the general statutes, or (B) managed by the Secretary
9 of the Office of Policy and Management, the Commissioner of Economic
10 and Community Development or the Commissioner of Transportation
11 for the purpose of transit-oriented development, as defined in section
12 13b-79o of the general statutes;

13 (2) "Downtown area" means a central business district or other
14 commercial neighborhood area of a municipality that serves as a center
15 of socioeconomic interaction, characterized by a cohesive core of

16 commercial and mixed-use buildings, often interspersed with civic,
17 religious and residential buildings and public spaces, that are typically
18 arranged along a main street and intersecting side streets and served by
19 public infrastructure;

20 (3) "Middle housing development" means a residential building
21 containing not less than two dwelling units but not more than nine such
22 units, including, but not limited to, townhomes, duplexes, triplexes,
23 perfect sixes and cottage clusters;

24 (4) "Perfect six" means a three-story residential building with a central
25 entrance containing two dwelling units per story;

26 (5) "Qualifying bus transit community" means any municipality that
27 contains not less than one regular bus service station operating not less
28 than five days a week within a transit-oriented district adopted by such
29 municipality, provided such transit-oriented district is of reasonable
30 size, as determined by the secretary, or a consultant engaged by the
31 secretary, in accordance with the provisions of subsection (e) of this
32 section, and either (A) includes land of such municipality located within
33 a one-half-mile radius of any such station, or (B) is located within a
34 reasonable distance, as determined by the secretary, or a consultant
35 engaged by the secretary, of any other transit service, a commercial
36 corridor or the downtown area of such municipality;

37 (6) "Qualifying rapid transit community" means any municipality
38 that contains not less than one rapid transit station or a planned rapid
39 transit station, contained within a transit-oriented district adopted by
40 such municipality, provided such transit-oriented district is of
41 reasonable size, as determined by the secretary, or a consultant engaged
42 by the secretary, in accordance with subsection (e) of this section, and
43 either (A) includes land of such municipality located within a one-half-
44 mile radius of any such station, or (B) is located within a reasonable
45 distance, as determined by the secretary, or a consultant engaged by the
46 secretary, of any other transit service, a commercial corridor or the

47 downtown area of such municipality;

48 (7) "Qualifying transit-oriented community" means any municipality
49 that is a qualifying rapid transit community or qualifying bus transit
50 community;

51 (8) "Rapid transit station" means any public transportation station
52 serving any rail or rapid bus route;

53 (9) "Regular bus service station" means any fixed location where a bus
54 regularly stops for the loading or unloading of passengers along a
55 defined route operating on a fixed schedule;

56 (10) "Secretary" means the Secretary of the Office of Policy and
57 Management, or the secretary's designee;

58 (11) "Transit-oriented district" means a collection of parcels of land in
59 a municipality designated by such municipality and subject to zoning
60 criteria designed to encourage increased density of development,
61 including mixed-use development and a concentration of developments
62 utilizing discretionary infrastructure funding; and

63 (12) "Zoning commission" means any zoning commission, any
64 planning commission in a municipality that has adopted a planning
65 commission but not a zoning commission, or combined planning and
66 zoning commission.

67 (b) Any qualifying transit-oriented community or municipality that
68 has adopted a resolution pursuant to subsection (c) of this section shall
69 be eligible for the receipt of infrastructure funding on a priority basis,
70 provided such community meets the eligibility criteria for the
71 discretionary infrastructure funding. Any funding provided on a
72 priority basis pursuant to this section shall be used exclusively for the
73 development, renovation, expansion, management or maintenance of
74 improvements located in a transit-oriented district. To receive such
75 funding on a priority basis, any such community or municipality shall

76 submit an application for such funding to the secretary in a form
77 developed by the secretary. The secretary shall make recommendations
78 to the state agency responsible for administering or managing such
79 funding and, if priority funding is permitted for such funding, such
80 agency may prioritize such community or municipality for the receipt
81 of such funding over any municipality that is not a qualifying transit-
82 oriented community or that has not adopted a resolution pursuant to
83 subsection (c) of this section, based on the secretary's recommendations.
84 Nothing in this subsection shall be construed to limit the use of funding
85 received pursuant to this section if the use of such funding to develop,
86 renovate, expand, manage or maintain improvements within a transit-
87 oriented district also benefits real property located outside of a transit-
88 oriented district.

89 (c) Any municipality that is not a qualifying transit-oriented
90 community shall be eligible for discretionary infrastructure funding on
91 a priority basis pursuant to this section if the legislative body of the
92 municipality adopts a resolution stating that such municipality intends
93 to enact zoning regulations that enable such municipality to become a
94 qualifying transit-oriented community. Such municipality shall enact
95 such zoning regulations not later than eighteen months after the
96 adoption of such resolution. If such municipality does not enact such
97 regulations within eighteen months after the adoption of such
98 resolution, unless the secretary grants an extension to such municipality
99 at the secretary's discretion, such municipality shall return any
100 discretionary infrastructure funding provided to such municipality on
101 a priority basis pursuant to this section and such municipality shall be
102 ineligible for discretionary infrastructure funding on a priority basis
103 until such municipality enacts zoning regulations that enable the
104 municipality to become a qualifying transit-oriented community.
105 Nothing in this section shall be construed to make a municipality that is
106 not a qualifying transit-oriented community ineligible for discretionary
107 infrastructure funding.

108 (d) The zoning commission of the municipality shall consult with the

109 inland wetlands agency of the municipality to establish the boundaries
110 of any transit-oriented district within the municipality. If any portion of
111 any such proposed district is located in an area over which such agency
112 exercises its authority, such commission shall collaborate with such
113 agency to determine whether any portion of such proposed district shall
114 allow for the as-of-right development of middle housing and mixed-use
115 developments.

116 (e) In determining whether a transit-oriented district is of reasonable
117 size, the secretary, or a consultant engaged by the secretary, in
118 consultation with the zoning commission of the municipality, shall (1)
119 determine whether the area of such district is adequate to support
120 greater density of development in an equitable manner, as determined
121 by the secretary, or a consultant engaged by the secretary, considering
122 the geographic characteristics of the municipality; (2) consider
123 municipal and regional housing needs; and (3) not require the inclusion
124 of the following lands in any such district: (A) Special flood hazard areas
125 designated on a flood insurance rate map published by the National
126 Flood Insurance Program, (B) wetlands, as defined in section 22a-29 of
127 the general statutes, (C) land designated for use as a public park, (D)
128 land subject to conservation or preservation restrictions, as defined in
129 section 47-42a of the general statutes, (E) coastal resources, as defined in
130 section 22a-93 of the general statutes, (F) areas necessary for the
131 protection of drinking water supplies, and (G) areas designated as likely
132 to be inundated during a thirty-year flood event by the Marine Sciences
133 Division of The University of Connecticut pursuant to the division's
134 responsibilities to conduct sea level change scenarios pursuant to
135 subsection (b) of section 25-68o of the general statutes. The zoning
136 commission may consult with any other agency of the municipality to
137 determine whether a transit-oriented district is of reasonable size.

138 (f) Any qualifying transit-oriented community shall allow the
139 following developments as of right in any transit-oriented district: (1)
140 Middle housing developments, if such development contains nine or
141 fewer dwelling units; (2) developments that contain ten or more

142 dwelling units where not less than thirty per cent of such units qualify
143 as a set-aside development pursuant to section 8-30g of the general
144 statutes; and (3) developments on land owned by (A) the municipality
145 in which such land is located, (B) the state, (C) the public housing
146 authority of the municipality in which such district is located, (D) any
147 not-for-profit entity, and (E) any religious organization, as defined in
148 section 49-31k of the general statutes, if such development is composed
149 entirely of units that are subject to a deed restriction that requires, for
150 not less than forty years after the initial occupation of the proposed
151 development, that such units be sold or rented at, or below, a cost in rent
152 or mortgage payments equivalent to not more than thirty per cent of the
153 annual income of individuals and families earning sixty per cent of the
154 median income of the state or the area median income as determined by
155 the United States Department of Housing and Urban Development,
156 whichever is less. Notwithstanding the provisions of this subsection, if
157 a proposed development is required to have a public hearing by the
158 inland wetlands agency of the municipality, such proposed
159 development must receive such public hearing prior to such
160 development's approval.

161 (g) Each qualifying transit-oriented community shall require that any
162 proposed development within any transit-oriented district that contains
163 ten or more dwelling units that are not allowed as of right under
164 subsection (f) of this section be subject to (1) a deed restriction that
165 requires, for not less than forty years after the initial occupation of the
166 proposed development, that a percentage of dwelling units, as set forth
167 in subsection (h) of this section, be sold or rented at, or below, a cost in
168 rent or mortgage payments equivalent to not more than thirty per cent
169 of the annual income of individuals and families earning sixty per cent
170 of the median income of the state or the area median income as
171 determined by the United States Department of Housing and Urban
172 Development, whichever is less; or (2) a contribution agreement
173 pursuant to subsection (i) of this section.

174 (h) The percentage of deed-restricted dwelling units required

175 pursuant to subdivision (1) of subsection (g) of this section shall be
176 determined based upon sales market typologies as described in the most
177 recent Connecticut Housing Finance Authority Housing Needs
178 Assessment:

179 (1) Fifteen per cent for any municipality designated High
180 Opportunity/Heating Market;

181 (2) Fifteen per cent for any municipality designated High
182 Opportunity/Cooling Market;

183 (3) Ten per cent for any municipality designated Low
184 Opportunity/Heating Market; and

185 (4) Five per cent for any municipality designated Low
186 Opportunity/Cooling Market.

187 (i) Any qualifying transit-oriented community may establish a fund
188 into which the developer of a proposed development that is not allowed
189 as of right under subsection (f) of this section may contribute funds in
190 lieu of granting a deed restriction required pursuant to subdivision (1)
191 of subsection (g) of this section. The amount and duration of such
192 contributions shall be determined by the secretary, or the secretary's
193 designee, and any contribution agreement entered into pursuant to this
194 subsection shall be approved by the secretary. Any municipality that
195 establishes a fund pursuant to this subsection shall utilize the proceeds
196 of such fund solely to develop affordable housing in the municipality.

197 (j) Any municipality that adopts a transit-oriented district containing
198 a rapid transit station or regular bus service station on or before October
199 1, 2026, may apply, in a form and manner prescribed by the secretary,
200 for determination as a qualifying transit-oriented community. In
201 making such determination, the secretary, or a consultant engaged by
202 the secretary, shall determine if such municipality is in compliance with
203 the requirements of this section. Nothing in this section shall be
204 construed to (1) require that a municipality that has adopted a transit-

205 oriented district be determined to be a qualifying transit-oriented
206 community, or (2) authorize the secretary to deem a municipality a
207 qualifying transit-oriented community without the approval of such
208 municipality.

209 (k) Each qualifying transit-oriented community shall be eligible for
210 additional funding pursuant to any program administered by the
211 secretary if such community implements additional zoning criteria,
212 including, but not limited to, higher density development, greater
213 affordability of housing units than is required in subsection (h) of this
214 section, the development of public land or public housing, the
215 implementation of programs to encourage homeownership
216 opportunities within such community and any additional criteria
217 determined by the secretary.

218 (l) (1) The secretary shall adopt guidelines concerning the
219 development of housing in any transit-oriented district adopted by a
220 qualifying transit-oriented community pursuant to this section,
221 including, but not limited to, parking requirements, lot size, lot
222 coverage, setback requirements, floor area ratio, height restrictions,
223 inclusionary zoning requirements and development impact fees. Except
224 as provided in subdivision (2) of this subsection, regulations adopted by
225 a qualifying transit-oriented community concerning the development of
226 housing in any transit-oriented district shall substantially comply with
227 the guidelines adopted by the secretary. The secretary, or a consultant
228 engaged by the secretary, may offer technical assistance to any
229 qualifying transit-oriented community concerning the adoption of such
230 regulations.

231 (2) If a qualifying transit-oriented community seeks to adopt
232 regulations concerning the development of housing in a transit-oriented
233 district that do not substantially comply with the guidelines adopted
234 pursuant to subdivision (1) of this subsection, such community shall
235 seek an exemption from such guidelines by submitting an application,
236 in a form and manner prescribed by the secretary, that specifies the

237 reasons such community seeks to adopt regulations that do not
238 substantially comply with the guidelines adopted by the secretary,
239 except no community may seek an exemption from the provisions of
240 subsection (f) of this section. Not later than sixty days after the
241 submission of any such application, the secretary shall approve or deny
242 such exemption in writing. The secretary shall not unreasonably
243 withhold approval for any such exemption.

244 (3) If an application submitted pursuant to subdivision (2) of this
245 subsection is denied by the secretary, the transit-oriented community
246 that submitted such application may opt out of the provisions of this
247 section and no longer qualify for discretionary infrastructure funding
248 on a priority basis pursuant to this section, provided such community
249 shall return any discretionary infrastructure funding such community
250 received pursuant to this section.

251 (m) No qualifying transit-oriented community shall adopt
252 regulations concerning any transit-oriented district that do not
253 substantially comply with any guidelines adopted by the secretary
254 concerning parking requirements, lot size, lot coverage, setback
255 requirements, floor area ratio, height restrictions, inclusionary zoning
256 requirements, development impact fees or other guidelines adopted by
257 the secretary concerning the development of housing in any such
258 district, unless the secretary, in collaboration with the qualifying transit-
259 oriented community, approves such conflicting regulations based on
260 local factors identified by such community.

261 (n) Notwithstanding the provisions of subsection (b) of this section,
262 any qualifying transit-oriented community with one or more transit-
263 oriented districts located in a priority funding area, as defined in section
264 16a-35c of the general statutes, shall be awarded discretionary
265 infrastructure funding by the agency administering any such funding at
266 a higher priority than a qualifying transit-oriented community without
267 any such district located in any such funding area.

268 Sec. 2. (NEW) (*Effective October 1, 2025*) (a) For the purposes of this
 269 section, "qualifying transit-adjacent community" means a municipality
 270 (1) without a rapid transit station, (2) that borders a municipality that
 271 has one or more rapid transit stations or regular bus service stations,
 272 and (3) that designates a transit-oriented district in or adjacent to a
 273 downtown area located in such municipality;

274 (b) A municipality may, by resolution of the municipality's legislative
 275 body, request that the State Responsible Growth Coordinator deem such
 276 municipality a qualifying transit-adjacent community. The coordinator
 277 shall designate such municipality a qualifying transit-adjacent
 278 community if the coordinator finds that such municipality (1) meets the
 279 definition of such community provided in subsection (a) of this section,
 280 and (2) is not a qualifying transit-oriented community.

281 (c) A municipality deemed by the coordinator to be a qualifying
 282 transit-adjacent community shall be entitled to any discretionary
 283 infrastructure funding available to a qualifying transit-oriented
 284 community if such municipality adopts a transit-oriented district that
 285 complies with the requirements concerning such districts provided in
 286 section 1 of this act.

287 Sec. 3. (NEW) (*Effective from passage*) (a) There is established an
 288 interagency council on housing development to advise and assist the
 289 State Responsible Growth Coordinator in reviewing regulations,
 290 developing guidelines and establishing programs concerning transit-
 291 oriented districts to support the responsible growth of housing in the
 292 state.

293 (b) The council shall consist of the following regular members: (1) The
 294 State Responsible Growth Coordinator; (2) the Secretary of the Office of
 295 Policy and Management, or the secretary's designee; (3) the
 296 Commissioner of Housing, or the commissioner's designee; (4) the
 297 Commissioner of Economic and Community Development, or the
 298 commissioner's designee; (5) the Commissioner of Energy and

299 Environmental Protection, or the commissioner's designee; (6) the
300 Commissioner of Public Health, or the commissioner's designee; (7) the
301 Commissioner of Transportation, or the commissioner's designee; (8)
302 the Chief Executive Officer of the Connecticut Housing Finance
303 Authority, or the chief executive officer's designee; and (9) the Chief
304 Executive Officer of the Municipal Redevelopment Authority, or the
305 chief executive officer's designee.

306 (c) In addition to the regular members set forth in subsection (b) of
307 this section, the council may consist of any ad hoc members that the
308 State Responsible Growth Coordinator determines are necessary to
309 complete the work of the council.

310 (d) The chairperson of the council shall be the State Responsible
311 Growth Coordinator.

312 (e) The council shall convene not later than July 1, 2025, and meet not
313 less than once every six months and more often upon the call of the
314 chairperson, to:

315 (1) Review and evaluate the plans, programs, regulations and policies
316 of state or quasi-public agencies for opportunities to combine efforts and
317 resources of such agencies to increase housing development;

318 (2) Develop consistent reporting methods concerning data and
319 documentation related to housing development;

320 (3) Provide a forum to develop approaches to housing growth that
321 balance both needs for conservation and development, including the
322 need for additional housing and economic growth, the protection of
323 natural resources and the maintenance and support for existing
324 infrastructure;

325 (4) Review existing discretionary grant programs to make
326 recommendations to state or quasi-public agencies concerning the
327 adherence of such programs with the goals established in the state plan

328 of conservation and development adopted under chapter 297 of the
329 general statutes. Such recommendations shall include, but need not be
330 limited to, methods to increase the development of deed-restricted
331 housing in transit-oriented districts and middle housing, as defined in
332 section 8-1a of the general statutes;

333 (5) Develop, at the council's discretion, recommendations concerning
334 a municipality's adoption of local policies related to zoning and land use
335 policies designed to increase housing development within a transit-
336 oriented district. Such recommendations may include model
337 ordinances, regulations or bylaws that may be adopted by a
338 municipality pursuant to section 8-2 of the general statutes; and

339 (6) Develop guidelines concerning the adoption and development of
340 transit-oriented districts within qualifying transit-oriented
341 communities, which shall include, but need not be limited to, (A)
342 prioritizing mixed-use and mixed-income developments, (B) increasing
343 the availability of affordable housing, (C) ensuring proper
344 environmental considerations in the development of such districts, with
345 an emphasis on the analysis of any potential impacts on environmental
346 justice communities, as defined in section 22a-20a of the general statutes,
347 (D) increasing ridership on mass transit systems, (E) increasing the
348 feasibility of walking, biking and utilizing other means of mobility other
349 than motor vehicle travel, (F) reducing the need for motor vehicle travel,
350 (G) maximizing developable land, (H) increasing the economic viability
351 of development projects, and (I) reducing the length of time necessary
352 to approve applications for development.

353 (f) Not later than October 1, 2026, the council shall submit a report, in
354 accordance with the provisions of section 11-4a of the general statutes,
355 to the joint standing committees of the General Assembly having
356 cognizance of matters relating to planning and development and
357 housing, concerning the recommendations and guidelines developed by
358 the council pursuant to subdivisions (5) and (6) of subsection (e) of this
359 section and shall publish such recommendations and guidelines on the

360 Internet web site of the Office of Policy and Management.

361 (g) Not later than October 1, 2026, and annually thereafter, the council
362 shall submit a report, in accordance with the provisions of section 11-4a
363 of the general statutes, to the joint standing committees of the General
364 Assembly having cognizance of matters relating to planning and
365 development and housing, concerning the recommendations of the
366 council.

367 Sec. 4. (NEW) (*Effective October 1, 2025*) The Secretary of the Office of
368 Policy and Management may establish, within available appropriations,
369 a program to provide grants to regional councils of governments for the
370 development of projects related to public transit infrastructure, bicycle
371 infrastructure or pedestrian infrastructure.

372 Sec. 5. (NEW) (*Effective October 1, 2025*) There is established an
373 account to be known as the "public water and sewer rehabilitation or
374 expansion account" which shall be a separate, nonlapsing account
375 within the General Fund. The account shall contain any moneys
376 required by law to be deposited in the account. Moneys in the account
377 shall be expended by the Commissioner of Public Health, or the
378 commissioner's designee, for the purposes of rehabilitating or
379 expanding public water and sewerage infrastructure for any transit-
380 oriented district established by a municipality pursuant to section 1 of
381 this act. Proceeds from such an account may be provided to any
382 qualifying rapid transit community, a bus transit community or any
383 owner of real property in a development approved for such funding at
384 the discretion of the Commissioner of Public Health located within a
385 transit-oriented district.

386 Sec. 6. Subsection (a) of section 8-169tt of the general statutes is
387 repealed and the following is substituted in lieu thereof (*Effective October*
388 *1, 2025*):

389 (a) As used in this section, "housing growth zone" means (1) any area
390 within a municipality in which applicable zoning regulations adopted

391 pursuant to section 8-2 are designed to facilitate substantial
 392 development of new dwelling units consistent with subsection (c) of this
 393 section, or (2) any transit-oriented district established by a municipality
 394 pursuant to section 2 of this act. Any housing growth zone shall
 395 encompass an entire development district and may include areas
 396 outside such district.

397 Sec. 7. Subsection (f) of section 8-2o of the general statutes is repealed
 398 and the following is substituted in lieu thereof (*Effective October 1, 2025*):

399 (f) Notwithstanding the provisions of subsections (a) to (d), inclusive,
 400 of this section, the zoning commission or combined planning and
 401 zoning commission, as applicable, of a municipality, by a two-thirds
 402 vote, may initiate the process by which such municipality opts out of
 403 the provisions of said subsections regarding the allowance of accessory
 404 apartments, provided such commission: (1) First holds a public hearing
 405 in accordance with the provisions of section 8-7d on such proposed opt-
 406 out, (2) affirmatively decides to opt out of the provisions of said
 407 subsections within the period of time permitted under section 8-7d, (3)
 408 states [upon its] in the records of such commission the reasons for such
 409 decision, and (4) publishes notice of such decision in a newspaper
 410 having a substantial circulation in the municipality not later than fifteen
 411 days after such decision has been rendered. Thereafter, the
 412 municipality's legislative body or, in a municipality where the
 413 legislative body is a town meeting, [its] such municipality's board of
 414 selectmen, by a two-thirds vote, may complete the process by which
 415 such municipality opts out of the provisions of subsections (a) to (d),
 416 inclusive, of this section, except that, on and after January 1, 2023, no
 417 municipality may opt out of the provisions of said subsections.

418 Sec. 8. Section 8-2o of the general statutes is amended by adding
 419 subsection (g) as follows (*Effective October 1, 2025*):

420 (NEW) (g) Notwithstanding any prior action of the municipality to
 421 opt out of the provisions of subsections (a) to (d), inclusive, of this

422 section, pursuant to subsection (f) of this section, any owner of real
 423 property located within a transit-oriented district, as defined in section
 424 2 of this act, who has owned real property in the municipality for not
 425 fewer than three years may construct an accessory apartment as of right
 426 on such real property.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2025</i>	New section
Sec. 2	<i>October 1, 2025</i>	New section
Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>October 1, 2025</i>	New section
Sec. 5	<i>October 1, 2025</i>	New section
Sec. 6	<i>October 1, 2025</i>	8-169tt(a)
Sec. 7	<i>October 1, 2025</i>	8-2o(f)
Sec. 8	<i>October 1, 2025</i>	8-2o(g)

Statement of Purpose:

To (1) provide financial incentives for municipalities that adopt certain transit-oriented development policies, (2) establish the interagency council on housing development, (3) direct the State Responsible Growth Coordinator to establish a fund for the expansion of water and sewerage infrastructure, and (4) allow certain owners of real property to construct an accessory apartment as of right.

[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.]