



General Assembly

***Substitute Bill No. 6831***

*January Session, 2025*



***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, 3 and 5 of this act:

3       (1) "Discretionary infrastructure funding" means any grant, loan or  
4       other financial assistance program (A) administered by the state under  
5       the provisions of sections 4-66c, 4-66g and 4-66h of the general statutes,  
6       section 22a-477 of the general statutes to the extent said section provides  
7       financial assistance for municipal drinking water or sewerage system  
8       projects and sections 8-13m to 8-13x, inclusive, of the general statutes,  
9       or (B) managed by the Secretary of the Office of Policy and Management,  
10      the Commissioner of Economic and Community Development or the  
11      Commissioner of Transportation for the purpose of transit-oriented  
12      development, as defined in section 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 the secretary's designee, in  
31 accordance with the provisions of subsection (e) of this section, and  
32 either (A) includes land of such municipality located within a one-half-  
33 mile radius of any such station, or (B) is located within a reasonable  
34 distance, as determined by the secretary, or the secretary's designee, of  
35 any other transit service, a commercial corridor or the downtown area  
36 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 the secretary's  
42 designee, in accordance with subsection (e) of this section, and either (A)  
43 includes land of such municipality located within a one-half-mile radius  
44 of any such station, or (B) is located within a reasonable distance, as  
45 determined by the secretary, or the secretary's designee, of any other  
46 transit service, a commercial corridor or the downtown area of such  
47 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, not less than once every sixty minutes during peak  
55 operating hours, for the loading or unloading of passengers along a  
56 defined route operating on a fixed schedule;

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

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

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

68 (b) A qualifying transit-oriented community or municipality that has  
69 adopted a resolution pursuant to subsection (c) of this section shall be  
70 eligible for the receipt of discretionary infrastructure funding on a  
71 priority basis, provided such community meets the eligibility criteria for  
72 the discretionary infrastructure funding. Any funding provided on a  
73 priority basis pursuant to this section shall be used exclusively for the  
74 development, renovation, expansion, management or maintenance of  
75 improvements located in a transit-oriented district. To receive such  
76 funding on a priority basis, any such community or municipality shall  
77 submit an application for such funding to the secretary in a form  
78 developed by the secretary. The secretary shall make recommendations  
79 to the state agency responsible for administering or managing such  
80 funding and, if priority funding is permitted for such funding, such  
81 agency may prioritize such community or municipality for the receipt  
82 of such funding over any municipality that is not a qualifying transit-  
83 oriented community or that has not adopted a resolution pursuant to

84 subsection (c) of this section, based on the secretary's recommendations.  
85 Nothing in this subsection shall be construed to limit the use of funding  
86 received pursuant to this section if the use of such funding to develop,  
87 renovate, expand, manage or maintain improvements within a transit-  
88 oriented district also benefits real property located outside of a transit-  
89 oriented district.

90 (c) A municipality that is not a qualifying transit-oriented community  
91 shall be eligible for discretionary infrastructure funding on a priority  
92 basis pursuant to this section if the legislative body of the municipality  
93 adopts a resolution stating that such municipality intends to enact  
94 zoning regulations that enable such municipality to become a qualifying  
95 transit-oriented community. Such municipality shall enact such zoning  
96 regulations not later than eighteen months after the adoption of such  
97 resolution. If such municipality does not enact such regulations within  
98 eighteen months after the adoption of such resolution, unless the  
99 secretary grants an extension to such municipality at the secretary's  
100 discretion, such municipality shall return any discretionary  
101 infrastructure funding provided to such municipality on a priority basis  
102 pursuant to this section and such municipality shall be ineligible for  
103 discretionary infrastructure funding on a priority basis until such  
104 municipality enacts zoning regulations that enable the municipality to  
105 become a qualifying transit-oriented community. Nothing in this section  
106 shall be construed to make a municipality that is not a qualifying transit-  
107 oriented community ineligible for discretionary 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 proposed transit-oriented district within the municipality. If any  
111 proposed activity in such proposed district may be a regulated activity,  
112 as defined in section 22a-38 of the general statutes, such commission  
113 shall collaborate with such agency to determine whether such proposed  
114 activity would constitute a regulated activity for which a permit is  
115 required.

116 (e) In determining whether a transit-oriented district is of reasonable

117 size, the secretary, or the secretary's designee, in consultation with the  
118 zoning commission of the municipality, shall (1) determine whether the  
119 area of such district is adequate to support greater density of  
120 development in an equitable manner, as determined by the secretary, or  
121 the secretary's designee, considering the geographic characteristics of  
122 the municipality; (2) consider municipal and regional housing needs;  
123 and (3) not require the inclusion of the following lands in any such  
124 district: (A) Special flood hazard areas designated on a flood insurance  
125 rate map published by the National Flood Insurance Program, (B)  
126 wetlands, as defined in section 22a-38 of the general statutes, (C) land  
127 designated for use as a public park, (D) land subject to conservation or  
128 preservation restrictions, as defined in section 47-42a of the general  
129 statutes, (E) coastal resources, as defined in section 22a-93 of the general  
130 statutes, (F) areas necessary for the protection of drinking water  
131 supplies, and (G) areas designated as likely to be inundated during a  
132 thirty-year flood event by the Marine Sciences Division of The  
133 University of Connecticut pursuant to the division's responsibilities to  
134 conduct sea level change scenarios pursuant to subsection (b) of section  
135 25-68o of the general statutes. The zoning commission may consult with  
136 any other agency of the municipality to determine whether a transit-  
137 oriented district is of reasonable size.

138 (f) (1) A qualifying transit-oriented community shall allow the  
139 following developments as of right in any transit-oriented district: (A)  
140 Middle housing developments, if such development contains nine or  
141 fewer dwelling units; (B) 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 (C) developments on land owned by (i) the municipality in  
145 which such land is located, (ii) the state, (iii) the public housing  
146 authority of the municipality in which such district is located, (iv) any  
147 not-for-profit entity, and (v) 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.

157 (2) A qualifying transit-oriented community shall allow for mixed-  
158 use development, as defined in section 8-1a of the general statutes, on  
159 any lot located in a transit-oriented district.

160 (3) Notwithstanding the provisions of this subsection, if a proposed  
161 development is required to have a public hearing by the inland wetlands  
162 agency of the municipality, such proposed development must receive  
163 such public hearing prior to such development's approval.

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

177 (h) The percentage of deed-restricted dwelling units required  
178 pursuant to subdivision (1) of subsection (g) of this section shall be  
179 determined based upon sales market typologies as described in the most  
180 recent Connecticut Housing Finance Authority Housing Needs  
181 Assessment:

182 (1) Ten per cent for any municipality designated High

183 Opportunity/Heating Market;

184 (2) Ten per cent for any municipality designated High  
185 Opportunity/Cooling Market; and

186 (3) Five per cent for any municipality designated Low  
187 Opportunity/Heating Market.

188 (i) Any municipality that adopts a transit-oriented district containing  
189 a rapid transit station or regular bus service station on or before October  
190 1, 2025, may apply, in a form and manner prescribed by the secretary,  
191 for determination as a qualifying transit-oriented community. In  
192 making such determination, the secretary, or the secretary's designee,  
193 shall determine if such municipality is in compliance with the  
194 requirements of this section. Nothing in this section shall be construed  
195 to (1) require that a municipality that has adopted a transit-oriented  
196 district be determined to be a qualifying transit-oriented community, or  
197 (2) authorize the secretary to deem a municipality a qualifying transit-  
198 oriented community without the approval of such municipality.

199 (j) Each qualifying transit-oriented community shall be eligible for  
200 additional funding pursuant to any program administered by the  
201 secretary if such community implements additional zoning criteria,  
202 including, but not limited to, higher density development, greater  
203 affordability of housing units than is required in subsection (h) of this  
204 section, the development of public land or public housing, the  
205 implementation of programs to encourage homeownership  
206 opportunities within such community and any additional criteria  
207 determined by the secretary.

208 (k) (1) The secretary, in consultation with the interagency council on  
209 housing development established pursuant to section 3 of this act, shall  
210 develop guidelines concerning transit-oriented districts within transit-  
211 oriented communities, including, but not limited to, prioritizing mixed-  
212 use and mixed-income developments; increasing the availability of  
213 affordable housing; ensuring appropriate environmental considerations  
214 in the development of such districts, with an emphasis on the analysis

215 of any potential impacts on environmental justice communities, as  
216 defined in section 22a-20a of the general statutes; increasing ridership of  
217 mass transit systems; increasing the feasibility of walking, biking and  
218 utilizing other means of mobility other than motor vehicle travel;  
219 reducing the need for motor vehicle travel; maximizing the availability  
220 of developable land; increasing the economic viability of development  
221 projects; reducing the length of time to approve applications for  
222 development; parking requirements; lot size; lot coverage; setback  
223 requirements; floor area ratio; height restrictions; and inclusionary  
224 zoning requirements. Such guidelines may include model ordinances,  
225 regulations or bylaws that may be adopted by a municipality pursuant  
226 to section 8-2 of the general statutes. Except as provided in subdivision  
227 (2) of this subsection, regulations developed by a qualifying transit-  
228 oriented community concerning transit-oriented districts within such  
229 community shall substantially comply with the guidelines adopted by  
230 the secretary. The secretary, or the secretary's designee, may offer  
231 technical assistance to any qualifying transit-oriented community  
232 concerning the adoption of such regulations.

233 (2) If a qualifying transit-oriented community seeks to adopt  
234 regulations concerning a transit-oriented district that do not  
235 substantially comply with the guidelines developed pursuant to  
236 subdivision (1) of this subsection, or subsection (f) or (g) of this section,  
237 such community shall seek an exemption by submitting an application,  
238 in a form and manner prescribed by the secretary, that specifies the  
239 reasons such community seeks to adopt regulations that do not  
240 substantially comply with the guidelines developed by the secretary, or  
241 subsection (f) or (g) of this section, except no community may seek an  
242 exemption from the provisions of subsection (f) or (g) of this section  
243 unless the secretary determines such community is a qualifying transit-  
244 oriented community pursuant to subsection (i) of this section. Not later  
245 than sixty days after the receipt of any such application, the secretary  
246 shall approve or deny such exemption in writing. The secretary shall not  
247 unreasonably withhold approval for any such exemption.

248 (3) If an application submitted pursuant to subdivision (2) of this



249 subsection is denied by the secretary, the transit-oriented community  
250 that submitted such application may opt out of the provisions of this  
251 section and no longer qualify for discretionary infrastructure funding  
252 on a priority basis pursuant to this section, provided such community  
253 shall return any discretionary infrastructure funding such community  
254 received pursuant to this section.

255 (l) Notwithstanding the provisions of subsection (b) of this section,  
256 any qualifying transit-oriented community with one or more transit-  
257 oriented districts located in an activity zone, as identified in the state  
258 plan of conservation and development adopted under chapter 297 of the  
259 general statutes for the years 2025 to 2030, inclusive, shall be awarded  
260 discretionary infrastructure funding by the agency administering any  
261 such funding at a higher priority than a qualifying transit-oriented  
262 community without any such district located in any such zone.

263 (m) The secretary, or the secretary's designee, may provide a  
264 municipality with an interpretation or written guidance concerning  
265 whether zoning regulations adopted or proposed to be adopted by such  
266 municipality, if such regulations apply to a transit-oriented district,  
267 comply with the requirements of this section or section 2 of this act.  
268 Nothing in this subsection shall be construed to allow the secretary to  
269 impose any additional requirement upon any such district or  
270 municipality that is not specified in this section or section 8-2 of the  
271 general statutes.

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

278 (b) A municipality may, by resolution of the municipality's legislative  
279 body, request that the State Responsible Growth Coordinator deem such  
280 municipality a qualifying transit-adjacent community. The coordinator

281 shall designate such municipality a qualifying transit-adjacent  
282 community if the coordinator finds that such municipality (1) meets the  
283 definition of such community provided in subsection (a) of this section,  
284 and (2) is not a qualifying transit-oriented community.

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

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

297 (b) The council shall consist of the following regular members: (1) The  
298 State Responsible Growth Coordinator; (2) the Secretary of the Office of  
299 Policy and Management, or the secretary's designee; (3) the  
300 Commissioner of Housing, or the commissioner's designee; (4) the  
301 Commissioner of Economic and Community Development, or the  
302 commissioner's designee; (5) the Commissioner of Energy and  
303 Environmental Protection, or the commissioner's designee; (6) the  
304 Commissioner of Public Health, or the commissioner's designee; (7) the  
305 Commissioner of Transportation, or the commissioner's designee; (8)  
306 the chief executive officer of the Connecticut Housing Finance  
307 Authority, or the chief executive officer's designee; and (9) the chief  
308 executive officer of the Municipal Redevelopment Authority, or the  
309 chief executive officer's designee.

310 (c) In addition to the regular members set forth in subsection (b) of  
311 this section, the council may consist of any ad hoc members that the  
312 State Responsible Growth Coordinator determines are necessary to

313 complete the work of the council.

314 (d) The chairperson of the council shall be the State Responsible  
315 Growth Coordinator.

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

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

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

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

329 (4) Review existing discretionary grant programs to make  
330 recommendations to state or quasi-public agencies concerning the  
331 adherence of such programs with the goals established in the state plan  
332 of conservation and development adopted under chapter 297 of the  
333 general statutes. Such recommendations shall include, but need not be  
334 limited to, methods to increase the development of deed-restricted  
335 housing in transit-oriented districts and middle housing, as defined in  
336 section 8-1a of the general statutes; and

337 (5) Develop guidelines, in consultation with the Secretary of the  
338 Office of Policy and Management and consistent with the requirements  
339 of subsection (k) of section 1 of this act, concerning the adoption and  
340 development of transit-oriented districts within qualifying transit-  
341 oriented communities.

342 (f) Not later than October 1, 2026, the council shall submit a report, in

343 accordance with the provisions of section 11-4a of the general statutes,  
344 to the joint standing committees of the General Assembly having  
345 cognizance of matters relating to planning and development and  
346 housing, concerning the recommendations and guidelines developed by  
347 the council pursuant to subdivisions (4) and (5) of subsection (e) of this  
348 section. The coordinator shall publish such recommendations and  
349 guidelines on the Internet web site of the Office of Policy and  
350 Management.

351 (g) Not later than October 1, 2026, and annually thereafter, the council  
352 shall submit a report, in accordance with the provisions of section 11-4a  
353 of the general statutes, to the joint standing committees of the General  
354 Assembly having cognizance of matters relating to planning and  
355 development and housing, concerning the recommendations of the  
356 council.

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

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

376 Sec. 6. Subsection (a) of section 8-169tt of the general statutes is  
377 repealed and the following is substituted in lieu thereof (*Effective October*  
378 *1, 2025*):

379 (a) As used in this section, "housing growth zone" means (1) any area  
380 within a municipality in which applicable zoning regulations adopted  
381 pursuant to section 8-2 are designed to facilitate substantial  
382 development of new dwelling units consistent with subsection (c) of this  
383 section, or (2) any transit-oriented district established by a municipality  
384 pursuant to section 1 of this act. Any housing growth zone shall  
385 encompass an entire development district and may include areas  
386 outside such district.

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

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

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

410 (NEW) (g) Notwithstanding any prior action of the municipality to  
411 opt out of the provisions of subsections (a) to (d), inclusive, of this  
412 section, pursuant to subsection (f) of this section, any owner of real  
413 property located within a transit-oriented district, as defined in section  
414 1 of this act, who has owned real property in the municipality for not  
415 fewer than three years may construct an accessory apartment as of right  
416 on such real property, provided such accessory apartment shall comply  
417 with any structural or architectural requirements imposed by any  
418 zoning regulations adopted pursuant to section 8-2.

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 Legislative Commissioners:**

In Section 1(a)(1), a duplicate instance of "22a-477" was deleted for accuracy.

**PD** Joint Favorable Subst.