



General Assembly

January Session, 2025

***Raised Bill No. 7031***

LCO No. 4946



Referred to Committee on HOUSING

Introduced by:  
(HSG)

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

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

1 Section 1. Subsection (k) of section 8-30g of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
3 *2025*):

4 (k) The affordable housing appeals procedure established under this  
5 section shall not be available if the real property which is the subject of  
6 the application is located in a municipality in which at least ten per cent  
7 of all dwelling units in the municipality are (1) assisted housing, (2)  
8 currently financed by Connecticut Housing Finance Authority  
9 mortgages, (3) subject to binding recorded deeds containing covenants  
10 or restrictions which require that such dwelling units be sold or rented  
11 at, or below, prices which will preserve the units as housing for which  
12 persons and families pay thirty per cent or less of income, where such  
13 income is less than or equal to eighty per cent of the median income, (4)  
14 mobile manufactured homes located in mobile manufactured home

15 parks, [or legally approved accessory apartments,] which homes [or  
 16 apartments] are subject to binding recorded deeds containing covenants  
 17 or restrictions which require that such dwelling units be sold or rented  
 18 at, or below, prices which will preserve the units as housing for which,  
 19 for a period of not less than ten years, persons and families pay thirty  
 20 per cent or less of income, where such income is less than or equal to  
 21 eighty per cent of the median income, [or] (5) mobile manufactured  
 22 homes located in resident-owned mobile manufactured home parks, or  
 23 (6) accessory apartments. [For the purposes of calculating the total  
 24 number of dwelling units in a municipality, accessory apartments built  
 25 or permitted after January 1, 2022, but that are not described in  
 26 subdivision (4) of this subsection, shall not be counted toward such total  
 27 number.] The municipalities meeting the criteria set forth in this  
 28 subsection shall be listed in the report submitted under section 8-37qqq.  
 29 As used in this subsection, "accessory apartment" has the same meaning  
 30 as provided in section 8-1a, and "resident-owned mobile manufactured  
 31 home park" means a mobile manufactured home park consisting of  
 32 mobile manufactured homes located on land that is deed restricted, and,  
 33 at the time of issuance of a loan for the purchase of such land, such loan  
 34 required seventy-five per cent of the units to be leased to persons with  
 35 incomes equal to or less than eighty per cent of the median income, and  
 36 either (A) forty per cent of [said] such seventy-five per cent to be leased  
 37 to persons with incomes equal to or less than sixty per cent of the  
 38 median income, or (B) twenty per cent of [said] such seventy-five per  
 39 cent to be leased to persons with incomes equal to or less than fifty per  
 40 cent of the median income.

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

|           |              |          |
|-----------|--------------|----------|
| Section 1 | July 1, 2025 | 8-30g(k) |
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**Statement of Purpose:**

To include accessory apartments in the calculation of the threshold for exemption from the affordable housing appeals procedure.

***[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.]***