



General Assembly

January Session, 2025

Substitute Bill No. 7031



AN ACT INCLUDING ACCESSORY APARTMENTS WITHOUT AFFORDABILITY RESTRICTIONS 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2 repealed and the following is substituted in lieu thereof (*Effective July 1,*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 8-37qq.
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 Legislative Commissioners:

The title was changed.

HSG *Joint Favorable Subst. -LCO*