



General Assembly

January Session, 2025

***Raised Bill No. 7062***

LCO No. 4959



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

***AN ACT CONCERNING TEMPORARY SHELTER UNITS FOR  
PERSONS EXPERIENCING HOMELESSNESS OR REFUGEES AND  
AFFORDABLE HOUSING DEVELOPMENTS LOCATED ON REAL  
PROPERTY OWNED BY RELIGIOUS ORGANIZATIONS.***

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 section 2 of this act:

3 (1) "As of right" has the same meaning as provided in section 8-1a of  
4 the general statutes;

5 (2) "Municipality" has the same meaning as provided in subsection  
6 (a) of section 7-148 of the general statutes;

7 (3) "Refugee" means any person located in the state who has been  
8 admitted to the United States under the United States Refugee  
9 Admissions Program established pursuant to the Immigration and  
10 Nationality Act and who is outside such person's country of origin for  
11 reasons of feared persecution, conflict, generalized violence or other  
12 circumstances that have significantly disturbed public order;

13       (4) "Religious organization" has the same meaning as provided in  
14 section 49-31k of the general statutes; and

15       (5) "Temporary shelter unit" means a nonpermanent commercially  
16 prefabricated accessory structure that is designed to be easily  
17 dismantled or removed, but does not include tarps, tents, other nonrigid  
18 materials or motor vehicles.

19       (b) In each municipality with a population of twenty-five thousand  
20 or more, as determined by the most recent decennial census, any zoning  
21 regulations adopted pursuant to section 8-2 of the general statutes by  
22 such municipality shall allow, as of right, the installation and  
23 maintenance of temporary shelter units to provide shelter for persons  
24 experiencing homelessness or refugees upon any real property owned  
25 by a religious organization, provided any such temporary shelter unit  
26 shall be an accessory use to a house of religious worship owned by such  
27 organization. A municipality may:

28       (1) Prohibit the installation of more than eight temporary shelter units  
29 on any single lot;

30       (2) Prescribe a maximum size of four hundred square feet for any  
31 temporary shelter unit;

32       (3) Require that each temporary shelter unit be structurally sound,  
33 protect occupants from the elements and not pose a threat to the health  
34 or safety of any occupant;

35       (4) Require that each temporary shelter unit be equipped with  
36 necessary heating and cooling equipment in proper operating condition;

37       (5) Require that each temporary shelter unit have sufficient electrical  
38 sources to permit the safe use of personal electrical appliances and  
39 devices and lighting fixtures in the unit;

40       (6) Prohibit the occupancy of any shelter unit by more than one family  
41 or two unrelated individuals;

42 (7) Prohibit any individual from occupying a temporary shelter unit  
43 for a period exceeding twelve consecutive months;

44 (8) Prohibit the installation of any temporary shelter unit within one  
45 thousand feet of any public or private elementary or secondary school  
46 or cemetery;

47 (9) Require any religious organization that installs a temporary  
48 shelter unit on the real property of such organization to provide  
49 sufficient numbers of male and female toilets and shower facilities to  
50 accommodate the occupants of any such unit, including (A) a minimum  
51 of one toilet for every eight such occupants per gender, and (B) a  
52 minimum of one shower for every eight such occupants per gender;

53 (10) Require that any temporary shelter unit be set back not less than  
54 ten feet from any adjacent real property not owned by the religious  
55 organization;

56 (11) Require that any outdoor storage of the personal belongings of  
57 any occupant of a temporary shelter unit be obscured from public view  
58 by a minimum six-foot-tall wall or fence; and

59 (12) Require the illumination by exterior lighting of the entire outdoor  
60 and parking area of the property upon which any temporary shelter unit  
61 is installed.

62 (c) The as-of-right permit application and review process for  
63 approval of any temporary shelter unit shall require that a decision on  
64 any such application be rendered not later than sixty-five days after  
65 receipt of such application by the applicable zoning commission, except  
66 an applicant may consent to one or more extensions of not more than an  
67 additional sixty-five days or may withdraw such application.

68 (d) Nothing in this section shall be interpreted to exempt a temporary  
69 shelter unit from any applicable provision of any building code or fire  
70 safety code, except no provision of the State Building Code that would

71 have the effect of limiting the duration of the permitted use of a  
72 temporary shelter unit shall apply to such unit.

73 (e) Nothing in this section shall be interpreted to limit a religious  
74 organization from using any building, or portion of a building, located  
75 on real property owned by such organization to provide temporary  
76 shelter for persons experiencing homelessness or refugees.

77 (f) A municipality shall not condition the approval of a temporary  
78 shelter unit on the correction of a nonconforming use, structure or lot.

79 (g) A municipality, special district or sewer or water authority shall  
80 not (1) consider a temporary shelter unit to be a new residential use for  
81 the purposes of calculating connection fees or capacity charges for  
82 utilities, including water and sewer service, or (2) require the  
83 installation of a new or separate utility connection directly to a  
84 temporary shelter unit or impose a related connection fee or capacity  
85 charge.

86 (h) If a municipality fails to adopt new zoning regulations or amend  
87 existing zoning regulations by July 1, 2026, for the purpose of complying  
88 with the provisions of subsections (b) to (g), inclusive, of this section,  
89 any noncompliant existing zoning regulation shall become void. No  
90 municipality shall use or impose additional standards concerning the  
91 installation and maintenance of temporary shelter units to provide  
92 shelter for persons experiencing homelessness or refugees upon any real  
93 property owned by a religious organization beyond those standards set  
94 forth in subsections (b) to (g), inclusive, of this section.

95 Sec. 2. (NEW) (*Effective October 1, 2025*) (a) Any zoning regulations  
96 adopted by a municipality pursuant to section 8-2 of the general statutes  
97 shall allow for the development of affordable housing, as defined in  
98 section 8-39a of the general statutes, upon any real property owned by  
99 a religious organization as of right, provided such real property is not  
100 used as a cemetery.

101 (b) The as-of-right permit application and review process for the  
102 approval of the development of affordable housing on real property  
103 owned by a religious organization shall require that a decision on any  
104 such application be rendered not later than sixty-five days after receipt  
105 of such application by the planning commission, zoning commission or  
106 combined planning and zoning commission, except an applicant may  
107 consent to one or more extensions of not more than an additional sixty-  
108 five days or may withdraw such application.

109 (c) Nothing in this section shall be interpreted to exempt affordable  
110 housing constructed pursuant to this section from any (1) applicable  
111 provision of any building code or fire safety code, or (2) requirements  
112 pertaining to wells or private sewerage systems, provided approval for  
113 any such affordable housing shall not be unreasonably withheld.

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

***Statement of Purpose:***

To allow on real property owned by religious organizations (1) the installation of temporary shelter units for persons experiencing homelessness or refugees, and (2) the development of affordable housing 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.]***