



General Assembly

Substitute Bill No. 7062

January Session, 2025



***AN ACT CONCERNING TEMPORARY SHELTER UNITS FOR
PERSONS EXPERIENCING HOMELESSNESS OR REFUGEES.***

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 from passage*) The State Building Inspector and
96 the Codes and Standards Committee shall, jointly, with the approval of
97 the Commissioner of Administrative Services, in accordance with the
98 provisions of section 29-252b of the general statutes, include in the
99 amendments to the State Building Code next adopted after the effective
100 date of this section, and the State Fire Marshal and the Codes and
101 Standards Committee shall, in accordance with section 29-292a of the
102 general statutes, include in the amendments to the Fire Safety Code next
103 adopted after the effective date of this section, provisions that regulate
104 the erection and use of temporary shelter units, as defined in section 1
105 of this act, in such a way as to:

106 (1) Be consistent with safe occupancy and egress;

107 (2) Regulate the installation and use of heating and cooking
108 equipment and equipment that utilizes flammable fuel; and

109 (3) Require that such units comply with requirements of Appendix Q
110 of the 2021 International Residential Code applicable to tiny houses.

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>from passage</i>	New section

PD *Joint Favorable Subst.*