



General Assembly

January Session, 2025

Proposed Bill No. 754

LCO No. 119



Referred to Committee on HOUSING

Introduced by:
SEN. ANWAR, 3rd Dist.

***AN ACT CONCERNING ACCESSORY APARTMENTS, CONVERSION
OF COMMERCIAL REAL PROPERTY FOR RESIDENTIAL USE,
EVICTION RECORDS, ESTABLISHMENT OF A FAIR HOUSING
OFFICE AND A FORECLOSURE MEDIATION PROGRAM.***

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

- 1 That (1) section 8-2o of the general statutes be amended to require a
- 2 municipality that opts out of the provisions allowing accessory
- 3 apartments as of right on each lot containing a single-family dwelling
- 4 unit to do so on a case-by-case basis, (2) the general statutes be amended
- 5 to require that any zoning regulations adopted pursuant to section 8-2
- 6 of the general statutes allow the conversion of vacant commercial
- 7 property into residential or mixed-use development, (3) chapter 832 of
- 8 the general statutes be amended to create a process whereby tenants
- 9 may petition the court to seal certain eviction records and prohibit
- 10 consumer reporting agencies from disclosing such sealed records, (4)
- 11 title 8 of the general statutes be amended to establish a Fair Housing
- 12 Office, and (5) section 49-31m of the general statutes be amended to
- 13 implement a program offering homeowners at risk of foreclosure
- 14 mediation services that prioritize preventing foreclosure.

Statement of Purpose:

To (1) require case-by-case municipal opting out of allowing accessory apartments as of right, (2) establish a program incentivizing the conversion of vacant commercial properties into residential or mixed-use developments, (3) allow tenants to petition the court to seal certain eviction records, (4) establish a Fair Housing Office to promote equitable access to housing, and (5) offer mediation services to homeowners at risk of foreclosure that prioritizes preventing foreclosure.