



General Assembly

January Session, 2025

Raised Bill No. 1444

LCO No. 5659



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

***AN ACT CONCERNING THE CONVERSION OF COMMERCIAL REAL
PROPERTY FOR RESIDENTIAL USE.***

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

4 (2) "Commercial building" means a structure designed or used
5 primarily for nonresidential purposes, including, but not limited to,
6 hotels, retail space and office space. "Commercial building" does not
7 include an industrial building;

8 (3) "Dwelling unit" has the same meaning as provided in section 47a-
9 1 of the general statutes;

10 (4) "Industrial building" means a structure that is used primarily for
11 industrial activity and is generally not open to the public, including, but
12 not limited to, warehouses, factories and storage facilities; and

13 (5) "Residential development" means a structure or structures, or a

14 portion of a structure, that contains one or more dwelling units.

15 (b) Any zoning regulations adopted pursuant to section 8-2 of the
16 general statutes shall allow the conversion or partial conversion of any
17 commercial building into a residential development as of right.

18 (c) A municipality shall not condition the approval of the conversion
19 or partial conversion of a commercial building into a residential
20 development on the correction of a nonconforming use, structure or lot.

21 (d) Nothing in this section shall be interpreted or enforced to exempt
22 the conversion or partial conversion of a commercial building into a
23 residential development from the requirements of any applicable
24 building code, fire safety code or fire prevention code. No municipality
25 shall unreasonably delay any inspection required in connection with
26 such conversion or partial conversion.

27 (e) The as-of-right permit application and review process for
28 approval of the conversion or partial conversion of a commercial
29 building into a residential development shall require that a decision on
30 any such application be rendered not later than sixty-five days after
31 receipt of such application by the applicable zoning commission, except
32 that an applicant may consent to one or more extensions of not more
33 than an additional sixty-five days or may withdraw such application.

34 (f) Notwithstanding the provisions of section 12-62 of the general
35 statutes, no municipality shall subject a commercial building that has
36 been converted or partially converted under this section to a
37 revaluation, as defined in section 12-62 of the general statutes, for a
38 period of three years from the date of issuance of a certificate of
39 occupancy in connection with such conversion or partial conversion.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	October 1, 2025	New section
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Statement of Purpose:

To allow the conversion or partial conversion of any commercial building into a residential development 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.]