



General Assembly

Amendment

January Session, 2025

LCO No. 8974



Offered by:

REP. RITTER, 1st Dist.
SEN. LOONEY, 11th Dist.
REP. ROJAS, 9th Dist.
SEN. DUFF, 25th Dist.
REP. FELIPE, 130th Dist.
SEN. MARX, 20th Dist.

REP. KAVROS DEGRAW, 17th Dist.
SEN. RAHMAN, 4th Dist.
REP. LUXENBERG, 12th Dist.
REP. SIMMS, 140th Dist.
REP. TURCO, 27th Dist.

To: House Bill No. 5002

File No. 222

Cal. No. 151

"AN ACT CONCERNING HOUSING AND THE NEEDS OF HOMELESS PERSONS."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Section 8-68d of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective October 1, 2025*):

5 Each housing authority shall submit a report to the Commissioner of
6 Housing and the chief executive officer of the municipality in which the
7 authority is located and post such report on the housing authority's
8 Internet web site not later than March first, annually. The report shall
9 contain (1) an inventory of all existing housing owned or operated by
10 the authority, including the total number, types and sizes of rental units
11 and the total number of occupancies and vacancies in each housing

12 project or development, and a description of the condition of such
13 housing, (2) a description of any new construction projects being
14 undertaken by the authority and the status of such projects, (3) the
15 number and types of any rental housing sold, leased or transferred
16 during the period of the report which is no longer available for the
17 purpose of low or moderate income rental housing, (4) the results of the
18 authority's annual audit conducted in accordance with section 4-231 if
19 required by said section, (5) the rental price levels by income group, as
20 defined in section 8-37aa, of rental units owned or operated by the
21 housing authority, (6) the number of rental units at each such respective
22 rental price level, displayed as a per cent of the area median income, for
23 each respective housing project or development owned or operated by
24 the housing authority, (7) the annual change in the rental price level of
25 rental units owned or operated by the housing authority, (8) the dates
26 when rental units qualified as affordable, and [(5)] (9) such other
27 information as the commissioner may require by regulations adopted in
28 accordance with the provisions of chapter 54.

29 Sec. 2. Subsection (h) of section 8-39 of the general statutes is repealed
30 and the following is substituted in lieu thereof (*Effective October 1, 2025*):

31 (h) "Governing body" means [, for towns having a town council, the
32 council; for other towns, the selectmen; for cities, the common council
33 or other similar body of officials; and for boroughs, the warden and
34 burgesses] the legislative body of the municipality, or the board of
35 selectmen in a municipality where the legislative body is a town
36 meeting.

37 Sec. 3. Subsection (a) of section 8-41 of the general statutes is repealed
38 and the following is substituted in lieu thereof (*Effective October 1, 2025*):

39 (a) (1) For purposes of this section, a "tenant of the authority" means
40 a tenant who lives in housing owned or managed by a housing authority
41 or who [is receiving] receives housing assistance in a housing program
42 directly administered by such authority.

43 (2) When the governing body of a municipality [other than a town]
44 adopts a resolution as described in section 8-40, it shall promptly notify
45 the chief executive officer of such adoption. Upon receiving such notice,
46 the chief executive officer shall appoint [five] three persons who are
47 residents of such municipality as commissioners of the authority. Upon
48 the adoption of such resolution, the governing body of the municipality
49 shall appoint two persons who are residents of such municipality as
50 commissioners of the authority, except that [the chief executive officer]
51 such governing body may appoint two additional persons who are
52 residents of the municipality if [(1) the] (A) such authority operates
53 more than three thousand units, or [(2)] (B) upon the appointment of a
54 tenant commissioner pursuant to subsection (c) of this section, the
55 additional appointments are necessary to achieve compliance with 24
56 CFR 964.415 or section 9-167a. [If the governing body of a town adopts
57 such a resolution, such body shall appoint five persons who are
58 residents of such town as commissioners of the authority created for
59 such town, except that such body may appoint two additional persons
60 who are residents of the town if, upon the appointment of a tenant
61 commissioner pursuant to subsection (c) of this section, the additional
62 appointments are necessary to achieve compliance with 24 CFR 964.415
63 or section 9-167a.]

64 (3) The commissioners who are first [so] appointed pursuant to
65 subdivision (2) of this subsection shall be designated to serve for a term
66 of either one, two, three, four or five years, except that if the authority
67 has five members, the terms of not more than one member shall expire
68 in the same year. [Terms] The term of a commissioner shall commence
69 on the first day of the month next succeeding the date of [their] the
70 commissioner's appointment, and annually thereafter a commissioner
71 shall be appointed to serve for five years, except that any vacancy
72 [which may occur] that occurs because of a change of residence by a
73 commissioner [,] or the removal, [of a commissioner,] resignation or
74 death of a commissioner shall be filled by the appointing authority for
75 the unexpired portion of the term. On and after October 1, 2025, for any
76 appointment, whether due to a vacancy or the expiration of a term of a

77 commissioner, unless such appointment occurs pursuant to
78 subparagraph (A) or (B) of subdivision (2) of this subsection, the
79 appointing authority shall be the chief executive officer of the
80 municipality if not more than two commissioners currently serving on
81 such commission have been appointed by the chief executive officer. In
82 all other instances, the appointing authority shall be the governing
83 body. If a governing body increases the membership of the authority [on
84 or after July 1, 1995] pursuant to subparagraph (A) or (B) of subdivision
85 (2) of this subsection, such governing body shall, by resolution, provide
86 for a term of five years for each such additional member.

87 (4) The term of the [chairman] chairperson of the authority shall be
88 three years. At least one of such commissioners of an authority having
89 five members, and at least two of such commissioners of an authority
90 having more than five members, shall be a tenant or tenants of the
91 authority selected pursuant to subsection (c) of this section. If [, on
92 October 1, 1979, a municipality] a governing body that has adopted a
93 resolution as described in section 8-40 [, but] has no tenants serving as
94 commissioners, [the chief executive officer of a municipality other than
95 a town or] the governing body [of a town] shall appoint a tenant who
96 meets the qualifications set out in this section as a commissioner of such
97 authority when the next vacancy in the office of a commissioner occurs.

98 (5) No commissioner of an authority [may] shall hold any public
99 office in the municipality for which the authority is created other than
100 the office of a commissioner of the authority. A commissioner shall hold
101 office until such commissioner's successor is appointed and has
102 qualified. [Not later than January 1, 2024, each commissioner who is
103 serving on said date and, thereafter, upon]

104 (6) Upon appointment, each newly appointed commissioner who is
105 not a reappointed commissioner, shall participate in a training for
106 housing authority commissioners provided by an industry-recognized
107 training provider. A certificate of the appointment or reappointment of
108 any commissioner shall be filed with the clerk [and] after such
109 commissioner has taken an oath in the form prescribed in section 1-25

110 for members of the General Assembly and executive and judicial
111 officers. Such certificate shall be conclusive evidence of the legal
112 appointment of such commissioner. [, after said commissioner has taken
113 an oath in the form prescribed in the first paragraph of section 1-25.]

114 (7) The powers of each authority shall be vested in the commissioners
115 [thereof] of the authority. Three commissioners shall constitute a
116 quorum if the authority consists of five commissioners. Four
117 commissioners shall constitute a quorum if the authority consists of six
118 or more [than five] commissioners. Action may be taken by the authority
119 upon a vote of not less than a majority of the commissioners present
120 unless the bylaws of the authority require a larger number. The [chief
121 executive officer, or, in the case of an authority for a town, the]
122 governing body of the [town,] municipality shall designate which of the
123 commissioners shall be the first [chairman] chairperson, but when the
124 office of [chairman] chairperson of the authority becomes vacant, the
125 authority shall select a [chairman] chairperson from among its
126 commissioners. An authority shall select from among its commissioners
127 a [vice chairman, and it] vice-chairperson.

128 (8) The authority may employ a secretary, who shall be the executive
129 director of the authority, and technical experts and such other officers,
130 agents and employees, permanent and temporary, as [it requires, and]
131 the authority requires. The authority shall determine [their] the
132 qualifications, duties and compensation [, provided,] for such experts,
133 officers, agents and employees, except that in municipalities having a
134 civil service law, all appointments and promotions, except the
135 employment of the secretary, shall be based on examinations given and
136 lists prepared under such law, and, [except so far as may be] unless
137 inconsistent with the terms of this chapter, such [civil service] law and
138 regulations adopted thereunder shall apply to such housing authority
139 and its personnel. For such legal services as it requires, an authority may
140 employ its own legal counsel and legal staff. An authority may delegate
141 any of its powers and duties to one or more of its agents or employees.
142 A commissioner, or any employee of the authority who handles its

143 funds, shall be required to furnish an adequate bond.

144 (9) The commissioners shall serve without compensation, but shall be
145 entitled to reimbursement for their actual and necessary expenses
146 incurred in the performance of [their] such commissioners' official
147 duties.

148 Sec. 4. Section 8-67 of the general statutes is repealed and the
149 following is substituted in lieu thereof (*Effective October 1, 2025*):

150 Any person injured in person or property within boundaries of
151 property owned or controlled by an authority, for which injury such
152 authority is or may be liable, may bring an action within two years after
153 the cause of action therefor arose to recover damages from such
154 authority, provided written notice of the intention to commence such
155 action and of the time when and the place where the damages were
156 incurred or sustained has been filed with the [chairman] chairperson or
157 the secretary of the authority within six months after the cause of action
158 therefor arose.

159 Sec. 5. Subsections (b) to (d), inclusive, of section 8-2 of the general
160 statutes are repealed and the following is substituted in lieu thereof
161 (*Effective July 1, 2026*):

162 (b) Zoning regulations adopted pursuant to subsection (a) of this
163 section shall:

164 (1) Be made in accordance with a comprehensive plan and in
165 consideration of the plan of conservation and development adopted
166 under section 8-23;

167 (2) Be designed to (A) lessen congestion in the streets; (B) secure
168 safety from fire, panic, flood and other dangers; (C) promote health and
169 the general welfare; (D) provide adequate light and air; (E) protect the
170 state's historic, tribal, cultural and environmental resources; (F) facilitate
171 the adequate provision for transportation, water, sewerage, schools,
172 parks and other public requirements; (G) consider the impact of

173 permitted land uses on contiguous municipalities and on the planning
174 region, as defined in section 4-124i, in which such municipality is
175 located; (H) address significant disparities in housing needs and access
176 to educational, occupational and other opportunities; (I) promote
177 efficient review of proposals and applications; and (J) affirmatively
178 further the purposes of the federal Fair Housing Act, 42 USC 3601 et
179 seq., as amended from time to time;

180 (3) Be drafted with reasonable consideration as to the physical site
181 characteristics of the district and its peculiar suitability for particular
182 uses and with a view to encouraging the most appropriate use of land
183 throughout a municipality;

184 (4) Provide for the development of housing opportunities, including
185 opportunities for multifamily dwellings, consistent with soil types,
186 terrain and infrastructure capacity, for all residents of the municipality
187 and the planning region in which the municipality is located, as
188 designated by the Secretary of the Office of Policy and Management
189 under section 16a-4a;

190 (5) Promote housing choice and economic diversity in housing,
191 including housing for both low and moderate income households;

192 (6) Expressly allow the development of housing which will meet the
193 housing needs identified in the state's consolidated plan for housing and
194 community development prepared pursuant to section 8-37t and in the
195 housing component and the other components of the state plan of
196 conservation and development prepared pursuant to section 16a-26;

197 (7) Be made with reasonable consideration for the impact of such
198 regulations on agriculture, as defined in subsection (q) of section 1-1;

199 (8) Provide that proper provisions be made for soil erosion and
200 sediment control pursuant to section 22a-329;

201 (9) Be made with reasonable consideration for the protection of
202 existing and potential public surface and ground drinking water

203 supplies; [and]

204 (10) In any municipality that is contiguous to or on a navigable
205 waterway draining to Long Island Sound, (A) be made with reasonable
206 consideration for the restoration and protection of the ecosystem and
207 habitat of Long Island Sound; (B) be designed to reduce hypoxia,
208 pathogens, toxic contaminants and floatable debris on Long Island
209 Sound; and (C) provide that such municipality's zoning commission
210 consider the environmental impact on Long Island Sound coastal
211 resources, as defined in section 22a-93, of any proposal for development;
212 and

213 (11) Allow for the as-of-right development of a middle housing
214 development, as defined in section 22 of this act, on any lot that is zoned
215 for commercial use, except that such regulations may require a
216 determination that a site plan for such residential or mixed-use
217 development conforms with applicable zoning regulations and that
218 public health and safety will not be substantially impacted by such
219 residential development.

220 (c) Zoning regulations adopted pursuant to subsection (a) of this
221 section may:

222 (1) To the extent consistent with soil types, terrain and water, sewer
223 and traffic infrastructure capacity for the community, provide for or
224 require cluster development, as defined in section 8-18;

225 (2) Be made with reasonable consideration for the protection of
226 historic factors;

227 (3) Require or promote (A) energy-efficient patterns of development;
228 (B) the use of distributed generation or freestanding solar, wind and
229 other renewable forms of energy; (C) combined heat and power; and (D)
230 energy conservation;

231 (4) Provide for incentives for developers who use (A) solar and other
232 renewable forms of energy; (B) combined heat and power; (C) water

233 conservation, including demand offsets; and (D) energy conservation
234 techniques, including, but not limited to, cluster development, higher
235 density development and performance standards for roads, sidewalks
236 and underground facilities in the subdivision;

237 (5) Provide for a municipal system for the creation of development
238 rights and the permanent transfer of such development rights, which
239 may include a system for the variance of density limits in connection
240 with any such transfer;

241 (6) Provide for notice requirements in addition to those required by
242 this chapter;

243 (7) Provide for conditions on operations to collect spring water or
244 well water, as defined in section 21a-150, including the time, place and
245 manner of such operations;

246 (8) Provide for floating zones, overlay zones and planned
247 development districts;

248 (9) Require estimates of vehicle miles traveled and vehicle trips
249 generated in lieu of, or in addition to, level of service traffic calculations
250 to assess (A) the anticipated traffic impact of proposed developments;
251 and (B) potential mitigation strategies such as [reducing the amount of
252 required parking for a development or] requiring public sidewalks,
253 crosswalks, bicycle paths, bicycle racks or bus shelters, including off-
254 site; and

255 (10) In any municipality where a traprock ridge or an amphibolite
256 ridge is located, (A) provide for development restrictions in ridgeline
257 setback areas; and (B) restrict quarrying and clear cutting, except that
258 the following operations and uses shall be permitted in ridgeline setback
259 areas, as of right: (i) Emergency work necessary to protect life and
260 property; (ii) any nonconforming uses that were in existence and that
261 were approved on or before the effective date of regulations adopted
262 pursuant to this section; and (iii) selective timbering, grazing of
263 domesticated animals and passive recreation.

264 (d) Zoning regulations adopted pursuant to subsection (a) of this
265 section shall not:

266 (1) (A) Prohibit the operation in a residential zone of any family child
267 care home or group child care home located in a residence, or (B) require
268 any special zoning permit or special zoning exception for such
269 operation;

270 (2) (A) Prohibit the use of receptacles for the storage of items
271 designated for recycling in accordance with section 22a-241b or require
272 that such receptacles comply with provisions for bulk or lot area, or
273 similar provisions, except provisions for side yards, rear yards and front
274 yards; or (B) unreasonably restrict access to or the size of such
275 receptacles for businesses, given the nature of the business and the
276 volume of items designated for recycling in accordance with section 22a-
277 241b, that such business produces in its normal course of business,
278 provided nothing in this section shall be construed to prohibit such
279 regulations from requiring the screening or buffering of such receptacles
280 for aesthetic reasons;

281 (3) Impose conditions and requirements on manufactured homes,
282 including mobile manufactured homes [, having as their narrowest
283 dimension twenty-two feet or more and] built in accordance with
284 federal manufactured home construction and safety standards or on lots
285 containing such manufactured homes, including mobile manufactured
286 home parks, if those conditions and requirements are substantially
287 different from conditions and requirements imposed on (A) single-
288 family dwellings; (B) lots containing single-family dwellings; or (C)
289 multifamily dwellings, lots containing multifamily dwellings, cluster
290 developments or planned unit developments;

291 (4) (A) Prohibit the continuance of any nonconforming use, building
292 or structure existing at the time of the adoption of such regulations; (B)
293 require a special permit or special exception for any such continuance;
294 (C) provide for the termination of any nonconforming use solely as a
295 result of nonuse for a specified period of time without regard to the

296 intent of the property owner to maintain that use; or (D) terminate or
297 deem abandoned a nonconforming use, building or structure unless the
298 property owner of such use, building or structure voluntarily
299 discontinues such use, building or structure and such discontinuance is
300 accompanied by an intent to not reestablish such use, building or
301 structure. The demolition or deconstruction of a nonconforming use,
302 building or structure shall not by itself be evidence of such property
303 owner's intent to not reestablish such use, building or structure;

304 (5) Prohibit the installation, in accordance with the provisions of
305 section 8-1bb, of temporary health care structures for use by mentally or
306 physically impaired persons if such structures comply with the
307 provisions of said section, unless the municipality opts out in
308 accordance with the provisions of subsection (j) of said section;

309 (6) Prohibit the operation in a residential zone of any cottage food
310 operation, as defined in section 21a-62b;

311 (7) Establish for any dwelling unit a minimum floor area that is
312 greater than the minimum floor area set forth in the applicable building,
313 housing or other code;

314 (8) Place a fixed numerical or percentage cap on the number of
315 dwelling units that constitute multifamily housing over four units,
316 middle housing or mixed-use development that may be permitted in the
317 municipality;

318 (9) Require [more than one parking space for each studio or one-
319 bedroom dwelling unit or more than two parking spaces for each
320 dwelling unit with two or more bedrooms, unless the municipality opts
321 out in accordance with the provisions of section 8-2p; or] a minimum
322 number of off-street motor vehicle parking spaces for any development
323 except as provided in section 6 of this act; or

324 (10) Be applied to deny any land use application, including for any
325 site plan approval, special permit, special exception or other zoning
326 approval, on the basis of (A) a district's character, unless such character

327 is expressly articulated in such regulations by clear and explicit physical
328 standards for site work and structures, or (B) the immutable
329 characteristics, source of income or income level of any applicant or end
330 user, other than age or disability whenever age-restricted or disability-
331 restricted housing may be permitted.

332 Sec. 6. (NEW) (*Effective July 1, 2026*) (a) Except as provided in
333 subsection (b) of this section, no planning commission, zoning
334 commission or combined planning and zoning commission shall reject
335 an application for any development solely on the basis that such
336 development fails to conform with any requirement for off-street
337 parking.

338 (b) For any proposed commercial development or residential
339 development that contains not less than twenty-four dwelling units, as
340 defined in section 47a-1 of the general statutes, the proposed developer
341 of such development shall submit to the planning commission, zoning
342 commission or combined planning and zoning commission a parking
343 needs assessment that conforms with the requirements of subsection (c)
344 of this section. Such commission may condition the approval of such
345 development on the construction of off-street parking not exceeding one
346 hundred ten per cent of the parking requirements demonstrated by the
347 submitted needs assessment.

348 (c) A parking needs assessment submitted pursuant to this section
349 shall be paid for by the proposed developer and shall include an
350 analysis of (1) available existing public and private parking that may be
351 used by residents of the proposed development, (2) public
352 transportation options that may be used by residents of the proposed
353 development that mitigate the need for off-street parking, and (3)
354 current needs and projected future needs for off-street parking for such
355 proposed development.

356 Sec. 7. (*Effective from passage*) The Commissioner of Social Services
357 shall, within available appropriations, develop and administer a pilot
358 program to provide portable showers and laundry facilities to persons

359 experiencing homelessness. Such program shall be implemented in not
360 fewer than three municipalities and shall provide not less than three
361 portable shower trailers and not less than three traveling laundry trucks.
362 The commissioner may contract with one or more nonprofit
363 organizations to administer the program. Not later than January 1, 2027,
364 the commissioner shall submit a report on the success of the pilot
365 program, in accordance with the provisions of section 11-4a of the
366 general statutes, to the joint standing committee of the General
367 Assembly having cognizance of matters relating to housing. The pilot
368 program shall terminate on January 1, 2027.

369 Sec. 8. Subsection (b) of section 8-3 of the general statutes is repealed
370 and the following is substituted in lieu thereof (*Effective July 1, 2025*):

371 (b) Such regulations and boundaries shall be established, changed or
372 repealed only by a majority vote of all the members of the zoning
373 commission, except as otherwise provided in this chapter. In making its
374 decision the commission shall take into consideration the plan of
375 conservation and development, prepared pursuant to section 8-23, and
376 shall state on the record its findings on consistency of the proposed
377 establishment, change or repeal of such regulations and boundaries
378 with such plan. If a protest against a proposed change is filed at or before
379 a hearing with the zoning commission, signed by the owners of [twenty]
380 (1) fifty per cent or more of the area of the lots included in such proposed
381 change, (2) fifty per cent or more of the owners of the lots included in
382 such area, or (3) fifty per cent or more of the lots within five hundred
383 feet in all directions of the property included in the proposed change,
384 such change shall not be adopted except by a majority vote [of two-
385 thirds] of all the members of the commission.

386 Sec. 9. Section 8-30j of the general statutes is repealed and the
387 following is substituted in lieu thereof (*Effective July 1, 2025*):

388 (a) [(1) Not later than June 1, 2022] As used in this section:

389 (1) "Affordable housing plan" means a plan for the development of

390 affordable housing units in a municipality pursuant to subsection (b) of
391 this section;

392 (2) "Affordable housing unit" means a dwelling unit conveyed by an
393 instrument containing a covenant or restriction that requires such
394 dwelling unit, for at least forty years after the initial occupation of the
395 unit, to be sold or rented at, or below, a price that will preserve the units
396 as housing for which persons and families pay thirty per cent or less of
397 their annual income where such person or family is considered a low-
398 income household, very low-income household or extremely low-
399 income household;

400 (3) "Compliance implementation mechanisms" means (A) changes to
401 a municipality's policies and procedures, and (B) proactive steps a
402 municipality may take in order to allow for the development of
403 affordable housing units, including, but not limited to, (i)
404 redevelopment of a site, (ii) seeking funding for the development of
405 affordable housing units or sewer infrastructure, (iii) donating
406 municipal land for development, and (iv) entering into agreements with
407 developers for a development that includes affordable housing units;

408 (4) "Developable land" means any parcel identified by a municipality
409 to be feasibly developed into affordable housing units;

410 (5) "Discretionary infrastructure funding" means any grant, loan or
411 other financial assistance program (A) administered by the state under
412 the provisions of sections 4-66c, 4-66g, 4-66h, 22a-477 to the extent said
413 sections provide financial assistance for municipal drinking water or
414 sewerage system projects, sections 8-13m to 8-13x, inclusive, or (B)
415 managed by the Secretary of the Office of Policy and Management, the
416 Commissioner of Economic and Community Development or the
417 Commissioner of Transportation for the purpose of transit-oriented
418 development, as defined in section 13b-79o;

419 (6) "Dwelling unit" has the same meaning as provided in section 47a-
420 1;

421 (7) "Extremely low-income household" means a person or family with
422 an annual income less than or equal to thirty per cent of the median
423 income;

424 (8) "Family units" means a dwelling unit whose occupancy is not
425 restricted by age and has two or more bedrooms;

426 (9) "Low-income household" means a person or family with an
427 annual income less than or equal to eighty per cent of the median
428 income;

429 (10) "Median income" has the same meaning as provided in section 8-
430 30g, as amended by this act;

431 (11) "Municipal affordable housing allocation" or "municipality's
432 affordable housing allocation" has the same meaning as "municipal fair
433 share allocation" as defined in section 4-68ii, as amended by this act;

434 (12) "Priority affordable housing plan" means a plan for the
435 development of the number of affordable housing units allocated to a
436 municipality pursuant to such municipality's affordable housing
437 allocation pursuant to subsection (e) of this section;

438 (13) "Realistic opportunity" means utilizing (A) municipal powers,
439 including, but not limited to, adopting planning and zoning regulations,
440 and (B) municipal compliance implementation mechanisms, in order to
441 remove barriers and constraints for the construction, rehabilitation,
442 repair or maintenance of affordable housing units within a municipality
443 and make it financially feasible to construct, rehabilitate, repair or
444 maintain such affordable housing units on developable land for the
445 benefit of low-income households without administrative burdens,
446 including fees and hearings, and in a determined time frame
447 comparable to those for single-family homes;

448 (14) "Secretary" means the Secretary of the Office of Policy and
449 Management; and

450 (15) "Very low-income household" means a person or family with an
451 annual income less than or equal to fifty per cent of the median income.

452 (b) (1) In accordance with the provisions of subdivision (2) of this
453 subsection, and at least once every five years thereafter, each
454 municipality shall prepare or amend and adopt an affordable housing
455 plan for the municipality and shall submit a copy of such plan to the
456 Secretary of the Office of Policy and Management. Such plan shall
457 specify how the municipality intends to [(A)] increase the number of
458 affordable housing developments in the municipality. [, and (B) for any
459 affordable housing plan submitted after October 1, 2023, improve the
460 accessibility of affordable housing units for individuals with an
461 intellectual disability or other developmental disabilities.] The secretary
462 shall post such affordable housing plans submitted pursuant to this
463 subsection on the office's Internet web site.

464 (2) Except as provided in subdivision (3) of this subsection, each
465 municipality shall submit such municipality's initial affordable housing
466 plan required pursuant to subdivision (1) of this subsection, and each
467 municipality required to prepare a priority affordable housing plan
468 pursuant to subsection (e) of this section shall additionally submit such
469 municipality's initial priority affordable housing plan, in accordance
470 with the following schedule:

471 (A) Not later than June 1, 2027, for municipalities that begin with the
472 letters "A" to "F", inclusive;

473 (B) After June 1, 2027, but not later than June 1, 2028, for
474 municipalities that begin with the letters "G" to "P", inclusive; and

475 (C) After June 1, 2028, but not later than June 1, 2029, for
476 municipalities that begin with the letters "Q" to "Z", inclusive.

477 [(2)] (3) If, at the same time the municipality is required to submit to
478 the Secretary of the Office of Policy and Management an affordable
479 housing plan pursuant to subdivision (1) of this subsection, the
480 municipality is also required to submit to the secretary a plan of

481 conservation and development pursuant to section 8-23, such affordable
482 housing plan may be included as part of such plan of conservation and
483 development. The municipality may, to coincide with its submission to
484 the secretary of a plan of conservation and development, submit to the
485 secretary an affordable housing plan early, provided the municipality's
486 next such submission of an affordable housing plan shall be five years
487 thereafter.

488 [(b)] (c) The municipality may hold public informational meetings or
489 organize other activities to inform residents about the process of
490 preparing the affordable housing plan and shall post a copy of any draft
491 plan or amendment to such plan on the Internet web site of the
492 municipality. If the municipality holds a public hearing, such posting
493 shall occur at least thirty-five days prior to the public hearing. After
494 adoption of the plan, the municipality shall file the final plan in the
495 office of the town clerk of such municipality and post the plan on the
496 Internet web site of the municipality.

497 [(c)] (d) Following adoption, the municipality shall regularly review
498 and maintain such affordable housing plan. The municipality may
499 adopt such geographical, functional or other amendments to the plan or
500 parts of the plan, in accordance with the provisions of this section, as it
501 deems necessary. If the municipality fails to amend and submit to the
502 Secretary of the Office of Policy and Management such plan every five
503 years, the chief elected official of the municipality shall submit a letter
504 to the secretary that (1) explains why such plan was not amended, and
505 (2) designates a date by which an amended plan shall be submitted.

506 (e) In addition to the affordable housing plan required pursuant to
507 subsection (b) of this section, any municipality identified by the
508 secretary to be in the highest eighty per cent of the adjusted equalized
509 net grand list per capita, as defined in section 10-261, as of the fiscal year
510 prior to the date the municipality's affordable housing plan is due
511 pursuant to subdivision (2) of subsection (b) of this section, shall prepare
512 a priority affordable housing plan. Such plan shall:

513 (1) Set forth how the municipality intends to create a realistic
514 opportunity for the development of the number of affordable housing
515 units allocated to such municipality pursuant to such municipality's
516 affordable housing allocation or the alternative number of affordable
517 housing units offered by the municipality pursuant to subsection (f) of
518 this section;

519 (2) Identify (A) specific zones or parcels within the municipality
520 sufficient to build the municipality's affordable housing allocation as of
521 right, and (B) the planned density for such zones or parcels;

522 (3) Detail how the municipality intends to change its zoning
523 regulations and utilize compliance implementation mechanisms in
524 order to allow for the development of the number of housing units
525 allocated to such municipality pursuant to such municipality's
526 affordable housing allocation or the alternative number of affordable
527 housing units offered by the municipality pursuant to subsection (f) of
528 this section; and

529 (4) Provide for the creation of a sufficient supply of the different types
530 of affordable housing units required for meeting the municipality's
531 number of affordable housing units allocated to such municipality
532 pursuant to such municipality's affordable housing allocation,
533 including ensuring that:

534 (A) Not less than fifty per cent of the units are family units;

535 (B) Not less than twenty-five per cent of the units are rental units,
536 provided at least fifty per cent of such twenty-five per cent are family
537 units;

538 (C) Not more than twenty-five per cent of the units are restricted by
539 occupant age; and

540 (D) Not more than twenty per cent of the units are studios or one-
541 bedroom units.

542 (f) Any municipality asserting that it is unable to satisfy the
543 requirements of subdivision (4) of subsection (e) of this section shall
544 provide an explanation for why the municipality is unable to satisfy
545 such requirements and the steps the municipality has taken or intends
546 to take in order to overcome any impediments to the development of
547 affordable housing units needed to achieve such municipality's
548 affordable housing allocation, including providing an alternative
549 number of affordable housing units the municipality is currently able to
550 develop. Such explanation shall include any evidence of a lack of
551 developable land, if applicable.

552 (g) (1) Any municipality required to submit a priority affordable
553 housing plan pursuant to subsection (e) of this section shall submit such
554 plan to the secretary for approval, in a form and manner prescribed by
555 the secretary, in accordance with the provisions of subdivisions (1) and
556 (2) of subsection (b) of this section, and at least once every five years
557 thereafter.

558 (2) Not later than ninety days after receipt of such submission, the
559 secretary shall either approve or reject such submission. Such approval
560 or rejection shall be accompanied by a written statement of the reasons
561 for approval or rejection, pursuant to the provisions of subsection (e) of
562 this section. If the submission is approved by the secretary, the secretary
563 shall issue a letter of approval to the municipality. If the secretary fails
564 to either approve or reject the submission within such ninety-day
565 period, such submission shall be deemed provisionally approved. Such
566 provisional approval shall remain in effect unless the secretary
567 subsequently acts upon and rejects the submission, in which case the
568 provisional approval shall terminate upon notice to the municipality by
569 the secretary.

570 (h) Following approval of a priority affordable housing plan
571 pursuant to subsection (g) of this section, a municipality shall (1) amend
572 its zoning regulation and implement compliance implementation
573 mechanisms in accordance with such approved plan, and (2) any
574 subsequent priority affordable housing plan submitted by such

575 municipality shall detail how the municipality has amended its zoning
576 regulations and implemented compliance implementation mechanisms
577 in accordance with the previously approved priority affordable housing
578 plan.

579 (i) (1) The following municipalities shall be eligible for discretionary
580 infrastructure funding on a priority basis, provided such municipality
581 meets the eligibility criteria for such discretionary infrastructure
582 funding:

583 (A) Any municipality not required to create a priority affordable
584 housing plan pursuant to subsection (e) of this section; and

585 (B) Any municipality with an approved priority affordable housing
586 plan pursuant to subsection (g) of this section, including municipalities
587 with provisionally approved priority affordable housing plans.

588 (2) To receive such funding on a priority basis, any such municipality
589 shall submit an application for such funding to the secretary in a form
590 developed by the secretary. The secretary shall make recommendations
591 to the state agency responsible for administering or managing such
592 funding and, if priority funding is permitted for such funding, such
593 agency may prioritize such municipality for the receipt of such funding
594 over any municipality that is not a qualifying municipality pursuant to
595 subdivision (1) of this subsection, based on the secretary's
596 recommendations.

597 (3) Nothing in this subsection shall be construed to make a
598 municipality that does not have an approved affordable housing plan
599 pursuant to subsection (g) of this section ineligible for discretionary
600 infrastructure funding.

601 Sec. 10. Section 4-68ii of the general statutes is repealed and the
602 following is substituted in lieu thereof (*Effective October 1, 2025*):

603 (a) As used in this section:

604 (1) "Affordable housing unit" means a dwelling unit conveyed by an
605 instrument containing a covenant or restriction that requires such
606 dwelling unit to be sold or rented at or below a price intended to
607 preserve such unit as housing for a low-income household;

608 (2) "Commission", "zoning commission" or "zoning authority" means
609 a zoning commission, planning commission, planning and zoning
610 commission, zoning board of appeals or other municipal agency
611 exercising zoning or planning authority;

612 (3) "Commissioner" means the Commissioner of Housing, unless
613 otherwise specified;

614 (4) "Dwelling unit" means any house or building, or portion thereof,
615 which is occupied, is designed to be occupied, or is rented, leased or
616 hired out to be occupied, as a home or residence of one or more persons;

617 (5) "Median income" is the state median income, as determined by the
618 United States Department of Housing and Urban Development;

619 (6) "Multifamily housing" means a residential building that contains
620 three or more dwelling units;

621 (7) "Municipal fair share allocation" means the portion of the
622 minimum need for affordable housing units in a planning region, as
623 determined pursuant to subsection (b) of this section, that is allocated to
624 a municipality located within such planning region;

625 (8) "Planning region" means a planning region of the state, as defined
626 or redefined by the Secretary of the Office of Policy and Management,
627 or the secretary's designee, under the provisions of section 16a-4a,
628 except the Metropolitan and Western planning regions shall be
629 considered a single planning region; and

630 (9) "Secretary" means the Secretary of the Office of Policy and
631 Management.

632 (b) (1) Not later than December 1, 2024, the secretary, in consultation

633 with the Commissioners of Housing and Economic and Community
634 Development and, as may be determined by the secretary, experts,
635 advocates, state-wide organizations that represent municipalities,
636 organizations with expertise in affordable housing, fair housing and
637 planning and zoning, shall establish a methodology for each
638 municipality's fair share allocation by:

639 (A) Determining the need for affordable housing units in each
640 planning region; and

641 (B) Fairly allocating such need to the municipalities in each planning
642 region considering the duty of the state and municipalities to
643 affirmatively further fair housing pursuant to section 8-2, as amended
644 by this act, and 42 USC 3608. Such methodology shall rely on data from
645 the Comprehensive Housing Affordability Strategy data set published
646 by the United States Department of Housing and Urban Development,
647 or from a similar source as may be determined by the secretary.

648 (2) The secretary shall ensure that the fair share allocation
649 methodology:

650 (A) Is designed with due consideration for the duty of the state and
651 each municipality to affirmatively further fair housing in accordance
652 with section 8-2, as amended by this act, and 42 USC 3608;

653 (B) Relies on appropriate metrics of the minimum need for affordable
654 housing units in a planning region to ensure adequate housing options,
655 including the number of households whose income is not greater than
656 thirty per cent of the area median income and whose housing costs
657 constitute fifty per cent or more of such household's income;

658 (C) Relies on appropriate factors for fairly allocating such need to
659 each municipality within each planning region, including a
660 municipality's compliance with the requirements of sections 8-2, as
661 amended by this act, and 8-23 with regard to promoting housing choice
662 and economic diversity in housing, including housing for both low and
663 moderate income households, and encouraging the development of

664 housing which meets the identified housing needs and the development
665 of housing opportunities, including opportunities for multifamily
666 housing, for all residents of the municipality and the planning region in
667 which the municipality is located;

668 (D) Does not assign a fair share allocation to any municipality with a
669 federal poverty rate of twenty per cent or greater based on data reported
670 in the most recent United States decennial census or similar source; and

671 (E) Increases the municipal fair share allocation of a municipality if
672 such municipality, when compared to other municipalities in the same
673 planning region, has:

674 (i) A greater dollar value of the ratable real and personal property, as
675 reflected by its equalized net grand list, calculated in accordance with
676 the provisions of section 10-261a, for residential, commercial, industrial,
677 public utility and vacant land;

678 (ii) A higher median income, based on data reported in the most
679 recent United States decennial census or similar source;

680 (iii) A lower percentage of its population that is below the federal
681 poverty threshold, based on data reported in such census or similar
682 source; or

683 (iv) A lower percentage of its population that lives in multifamily
684 housing, based on data reported in such census or similar source.

685 (3) (A) Not later than December 1, 2024, and every ten years
686 thereafter, the secretary, in consultation with the Commissioners of
687 Housing and Economic and Community Development, shall, using the
688 methodology established pursuant to this subsection, determine the
689 minimum need for affordable housing units for each planning region
690 and a municipal fair share allocation for each municipality within each
691 planning region.

692 (B) No municipal fair share allocation determined pursuant to

693 subparagraph (A) of this subdivision shall exceed twenty per cent of the
694 occupied dwelling units in such municipality.

695 (c) The secretary shall submit the methodology established pursuant
696 to subsection (b) of this section to the joint standing committees of the
697 General Assembly having cognizance of matters relating to planning
698 and development and housing, in accordance with the provisions of
699 section 11-4a, [and each chamber of the General Assembly for
700 approval.]

701 Sec. 11. (NEW) (*Effective October 1, 2025*) (a) For the purposes of this
702 section, "municipality" has the same meaning as provided in section 7-
703 148 of the general statutes and "hostile architecture" means any building
704 or structure that is designed or intended primarily for the purpose of
705 preventing a person experiencing homelessness from sitting or lying in
706 the building or on the structure at street level, provided "hostile
707 architecture" does not include design elements intended to prevent
708 individuals from skateboarding or rollerblading or to prevent vehicles
709 from entering certain areas.

710 (b) On and after October 1, 2025, no municipality shall install or
711 construct hostile architecture in any publicly accessible building or on
712 any publicly accessible real property owned by the municipality.

713 (c) Upon receipt of written notice from any person alleging that a
714 building or structure violates the provisions of subsection (b) of this
715 section, a municipality shall investigate such alleged violation. If after
716 such investigation the municipality determines that such building or
717 structure is hostile architecture in violation of the provisions of
718 subsection (b) of this section, the municipality shall remove such
719 building or structure not later than ninety days after making such
720 determination.

721 (d) The provisions of this section shall not apply to any hostile
722 architecture installed or constructed prior to October 1, 2025.

723 Sec. 12. (NEW) (*Effective July 1, 2025*) (a) For the purposes of this

724 section, "middle housing" has the same meaning as provided in section
725 8-1a of the general statutes, "housing authority" has the same meaning
726 as provided in section 8-39 of the general statutes, as amended by this
727 act, and "municipality" has the same meaning as provided in section 7-
728 148 of the general statutes.

729 (b) The Commissioner of Housing shall, within available bond
730 authorizations, develop and administer a middle housing development
731 grant program to support housing authorities in expanding the
732 availability of middle housing in municipalities having populations of
733 fifty thousand or less persons as determined by the most recent
734 decennial census. The commissioner shall develop and issue a request
735 for proposals from housing authorities for purposes of this program.

736 (c) The commissioner may award grants under the middle housing
737 development grant program to housing authorities to provide
738 assistance for predevelopment, construction or rehabilitation of middle
739 housing developments or to provide assistance for a land or building
740 acquisition for the purposes of developing middle housing
741 developments.

742 Sec. 13. (NEW) (*Effective July 1, 2025*) (a) As used in this section:

743 (1) "Authority" means any of the public corporations created by
744 section 8-40 of the general statutes;

745 (2) "Commissioner" means the Commissioner of Housing;

746 (3) "Department" means the Department of Housing;

747 (4) "Direct rental assistance" means a cash payment made to, or on
748 behalf of, a recipient for the purpose of securing or maintaining housing;

749 (5) "Direct rental assistance program" or "program" means a program
750 managed by a nonprofit provider to provide direct rental assistance to,
751 or on behalf of, a recipient;

752 (6) "Recipient" means an individual or household determined by a

753 nonprofit provider to be eligible for its direct rental assistance program;
754 and

755 (7) "Nonprofit provider" means (A) a nonprofit corporation
756 incorporated pursuant to chapter 602 of the general statutes or any
757 predecessor statutes thereto, having as one of its purposes philanthropy
758 or the ownership or operation of housing, or (B) an authority.

759 (b) The commissioner, each authority, or one or more authorities
760 acting jointly, may, within available appropriations or funding, provide
761 financial assistance in the form of grants-in-aid to any nonprofit
762 provider for the purpose of administering a direct rental assistance
763 program, provided such program (1) conforms with the requirements
764 of subsections (c) and (d) of this section, (2) is approved by the
765 Commissioner of Social Services pursuant to subsection (e) of this
766 section, and (3) is limited in duration to not later than July 1, 2028.

767 (c) Any nonprofit provider seeking a grant-in-aid to operate a
768 program pursuant to this section shall develop a proposal to (1)
769 implement program operations, (2) determine recipient eligibility, (3)
770 process direct rental assistance payments, (4) establish privacy policies
771 and procedures and collect data concerning the operation of the
772 program pursuant to such policies and procedures, and (5) report on
773 program operations to the commissioner. Such nonprofit provider shall
774 submit such proposal to the commissioner or participating authority in
775 a form and manner to be prescribed by the commissioner.

776 (d) (1) Recipients in any direct rental assistance program shall be
777 limited to individuals or families that are (A) eligible for a rental
778 assistance program certificate pursuant to section 8-345 of the general
779 statutes, and (B) currently on the waiting list of the federal Housing
780 Choice Voucher Program, 42 USC 1437f(o).

781 (2) Direct rental assistance provided by a nonprofit provider shall not
782 exceed the greater of (A) the maximum rent levels established by the
783 commissioner pursuant to section 8-345 of the general statutes, or (B) the

784 fair market rent established for the federal Housing Choice Voucher
785 Program pursuant to 42 USC 1437f(o).

786 (3) Any nonprofit provider that implements a program pursuant to
787 this section shall comply with state housing policy and program
788 eligibility requirements.

789 (e) (1) The commissioner or any authority that receives a proposal to
790 operate a program pursuant to this section shall submit such proposal
791 to the Commissioner of Social Services for review. The Commissioner of
792 Social Services shall review any submitted proposal and approve such
793 proposal in accordance with the provisions of this subsection. In
794 reviewing any such proposal, the Commissioner of Social Services shall
795 ensure that any direct rental assistance provided under such program
796 does not adversely affect a recipient's eligibility for, or the amount of,
797 any benefit provided under a state-administered public assistance
798 program, including any program administered by a state or municipal
799 agency that receives federal funding or assistance.

800 (2) The Commissioner of Social Services shall disregard any direct
801 rental assistance received by a recipient pursuant to this section, or by a
802 member of the recipient's household, to the extent such assistance is
803 provided as part of a direct rental assistance program established
804 pursuant to this section. Such disregard shall apply for the duration of
805 the recipient's participation in such program and may be reauthorized
806 by the Commissioner of Social Services.

807 (3) If the Commissioner of Social Services determines that a federal,
808 state or local waiver or approval is necessary to authorize such income
809 disregards under applicable benefits programs, the Commissioner of
810 Social Services shall request and promptly pursue any such waiver or
811 approval.

812 (4) The Commissioner of Social Services shall approve a proposal
813 submitted pursuant to this subsection upon (A) obtaining waivers or
814 approvals pursuant to subdivision (3) of this subsection, or (B)

815 determining that such waivers or approvals are not required.

816 (f) (1) No nonprofit provider shall initiate the provision of direct
817 rental assistance under a program until the Commissioner of Social
818 Services has approved such provider's proposal pursuant to this
819 subsection.

820 (2) A nonprofit provider shall provide each recipient participating in
821 a program pursuant to this section with written notice, prior to the
822 provision of direct rental assistance, informing such recipient of any
823 potential impact of participation in the pilot program on the recipient's
824 current or future eligibility for federal or state benefits. Such notice shall
825 include contact information for the recipient to obtain additional
826 information or guidance regarding such impacts.

827 (g) The commissioner may provide financial or technical support to
828 any nonprofit provider operating a direct rental assistance program
829 pursuant to this section.

830 (h) Any data collected from a recipient pursuant to policies and
831 procedures implemented or regulations adopted pursuant to subsection
832 (c) of this section shall be confidential and exempt from disclosure under
833 the Freedom of Information Act, as defined in section 1-200 of the
834 general statutes, except to the extent such information is included on an
835 aggregated basis in the report required by subsection (e) of this section.

836 (i) Not later than July 1, 2029, any nonprofit provider that implements
837 a program pursuant to this section shall submit a report to the
838 commissioner concerning the implementation and outcomes of the
839 program. The commissioner shall submit any such report, in accordance
840 with the provisions of section 11-4a of the general statutes, to the joint
841 standing committee of the General Assembly having cognizance of
842 matters relating to housing. Any such report shall include, but need not
843 be limited to: (1) An analysis of the number of recipients served by the
844 program disaggregated by demographics, including household size,
845 income level and housing insecurity status, (2) the impact of the

846 program on recipients, including any changes in housing stability,
847 ability to relocate to another housing unit, household income and access
848 to employment or educational opportunities, (3) a cost-effective analysis
849 comparing the pilot program to the federal Housing Choice Voucher
850 Program, 42 USC 1437f(o), and the state rental assistance program, (4)
851 any feedback from recipients and landlords participating in the
852 program, and (5) any recommendations for the continuation, expansion
853 or modification of the program.

854 (j) Any program established pursuant to this section shall terminate
855 not later than July 1, 2028. Any recipient who continues to require
856 housing assistance at the conclusion of any such program may be issued
857 a rental assistance program certificate, if available. Participation in any
858 program pursuant to this section shall not affect a recipient's status on
859 the federal Housing Choice Voucher Program or state Rental Assistance
860 Program waiting list, and any recipient who is issued a federal or state
861 voucher may elect to exit any such program at the time payment under
862 the voucher begins. A recipient shall no longer be eligible to receive
863 direct rental assistance under a direct rental assistance program during
864 receipt of a rental assistance program certificate, a federal Housing
865 Choice Voucher pursuant to 42 USC 1437f(o) or any other housing
866 subsidy that partially or fully subsidizes such recipient's rental
867 obligation. Any nonprofit provider administering a program pursuant
868 to this section shall reallocate any unexpended funds or vacated
869 program slots resulting from a recipient's exit or ineligibility to another
870 eligible recipient, in accordance with the criteria established by the
871 nonprofit provider for purposes of implementing the program.

872 Sec. 14. Section 1 of special act 21-26 is amended to read as follows
873 (*Effective July 1, 2025*):

874 (a) Not later than June 15, [2022] 2026, the Commissioner of Housing,
875 in consultation with the Commissioner of Education and housing, civil
876 rights and education advocates, shall [establish] reestablish the Open
877 Choice Voucher pilot program. Such pilot program shall designate
878 twenty rental assistance program certificates under section 8-345 of the

879 general statutes over a period of two years, for use by families who (1)
880 qualify as low income under the rental assistance program, (2) have
881 participated for at least one year in the interdistrict public school
882 attendance program, established under section 10-266aa of the general
883 statutes, [in the Hartford region,] and (3) would like to move to the town
884 where their child participating in the interdistrict public school
885 attendance program attends school.

886 (b) The Commissioner of Housing shall develop procedures for
887 landlord recruitment, family recruitment, housing search assistance and
888 counseling for such pilot program. As existing rental assistance
889 certificates become available, the commissioner shall make ten rental
890 assistance certificates available during the school year commencing in
891 [2022] 2026 and ten additional rental assistance certificates during the
892 school year commencing in [2023] 2027 for such pilot program. All
893 participants in the pilot program shall have access to the residence
894 mobility counseling program established under section 8-348 of the
895 general statutes.

896 (c) The Commissioner of Housing shall submit an interim report and
897 final report concerning such pilot program, in accordance with the
898 provisions of section 11-4a of the general statutes, to the joint standing
899 committees of the General Assembly having cognizance of matters
900 relating to housing and education. The commissioner shall submit the
901 interim report on or before August 31, [2022] 2026, and a final report on
902 or before August 31, [2023] 2027. Each report shall include, but need not
903 be limited to: (1) A summary of program implementation, including
904 efforts to inform and educate families about the program, recruit
905 landlords and provide search assistance and counseling, and (2)
906 assessment of program utilization rates, waiting list numbers, and the
907 racial, ethnic and household composition and income demographics of
908 the program participants and those on the waiting list. The final report
909 shall include an assessment of program performance during the pilot
910 period based on available data, including, but not limited to, data
911 concerning both the implementation of the program by the Department

912 of Housing and the use of the program, and any recommendations the
913 commissioner may have regarding future implementation or an
914 extension of the pilot program.

915 Sec. 15. Section 4-66k of the general statutes is repealed and the
916 following is substituted in lieu thereof (*Effective July 1, 2025*):

917 (a) There is established an account to be known as the "regional
918 planning incentive account" which shall be a separate, nonlapsing
919 account within the General Fund. The account shall contain any moneys
920 required by law to be deposited in the account. Moneys in the account
921 shall be expended by the Secretary of the Office of Policy and
922 Management for the purposes of first providing funding to regional
923 planning organizations in accordance with the provisions of this section,
924 next providing grants for the support of regional election advisors
925 pursuant to section 9-229c and then providing grants under the regional
926 performance incentive program established pursuant to section 4-124s.

927 (b) (1) For the fiscal year ending June 30, 2014, funds from the regional
928 planning incentive account shall be distributed to each regional
929 planning organization, as defined in section 4-124i of the general
930 statutes, revision of 1958, revised to January 1, 2013, in the amount of
931 one hundred twenty-five thousand dollars. Any regional council of
932 governments that is comprised of any two or more regional planning
933 organizations that voluntarily consolidate on or before December 31,
934 2013, shall receive an additional payment in an amount equal to the
935 amount the regional planning organizations would have received if
936 such regional planning organizations had not voluntarily consolidated.

937 ~~[(c)]~~ (2) For the fiscal years ending June 30, 2015, to June 30, 2021,
938 inclusive, funds from the regional planning incentive account shall be
939 distributed to each regional council of governments formed pursuant to
940 section 4-124j, in the amount of one hundred twenty-five thousand
941 dollars plus fifty cents per capita, using population information from
942 the most recent federal decennial census. Any regional council of
943 governments that is comprised of any two or more regional planning

944 organizations, as defined in section 4-124i of the general statutes,
945 revision of 1958, revised to January 1, 2013, that voluntarily consolidated
946 on or before December 31, 2013, shall receive a payment in the amount
947 of one hundred twenty-five thousand dollars for each such regional
948 planning organization that voluntarily consolidated on or before said
949 date.

950 [(d) (1)] (3) For the fiscal years ending June 30, 2022, and June 30, 2023,
951 funds from the regional planning incentive account shall be distributed
952 to each regional council of governments formed pursuant to section 4-
953 124j, in the amount of one hundred eighty-five thousand five hundred
954 dollars plus sixty-eight cents per capita, using population information
955 from the most recent federal decennial census.

956 [(2)] (4) For the fiscal [year] years ending June 30, 2024, and [each
957 fiscal year thereafter] June 30, 2025, funds from the regional planning
958 incentive account shall be distributed to [the] each regional council of
959 governments formed pursuant to section 4-124j, in the amount totaling
960 seven million dollars. Such funds shall be distributed under a formula
961 determined by the Secretary of the Office of Policy and Management in
962 consultation with the regional [council] councils of governments, that
963 includes (A) a base payment amount payable to each such regional
964 council, and (B) a per capita payment amount to each such regional
965 council based upon population data for each such regional council from
966 the most recent federal decennial census. [Such formula shall be
967 reviewed and updated every five years after the initial adoption of such
968 formula.]

969 (5) For the fiscal year ending June 30, 2026, and each fiscal year
970 thereafter, funds from the regional planning incentive account shall be
971 distributed to each regional council of governments formed pursuant to
972 section 4-124j as follows: (A) Each such regional council shall receive
973 two hundred thousand dollars, for the purpose of funding positions
974 within each such regional council to provide technical support and legal
975 services for the planning and development of additional housing in each
976 such regional council's region, (B) each such regional council shall

977 receive two hundred thousand dollars, for the purpose of funding a
978 regional stormwater management and flood mitigation coordinator
979 position or a regional municipal solid waste and recycling coordinator
980 position within each such regional council, and (C) an amount totaling
981 seven million dollars shall then be distributed pursuant to a formula
982 determined by the Secretary of the Office of Policy and Management in
983 consultation with the regional councils of governments that includes (i)
984 a base payment amount payable to each such regional council, and (ii)
985 a per capita payment amount to each such regional council based upon
986 population data for each such regional council from the most recent
987 federal decennial census. The secretary, in consultation with the
988 regional councils of governments, shall review and update such formula
989 every five years after the initial adoption of such formula.

990 [(3)] (c) Not later than July 1, 2021, and annually thereafter, each
991 regional council of governments shall submit to the secretary a proposal
992 for expenditure of the funds described in [subdivision (1) of this]
993 subsection (b) of this section. Such proposal may include, but need not
994 be limited to, a description of [(A)] (1) functions, activities or services
995 currently performed by the state or municipalities that may be provided
996 in a more efficient, cost-effective, responsive or higher quality manner
997 by such council, a regional educational service center or similar regional
998 entity; [(B)] (2) anticipated cost savings relating to the sharing of
999 government services, including, but not limited to, joint purchasing;
1000 [(C)] (3) the standardization and alignment of various regions of the
1001 state; or [(D)] (4) any other initiatives that may facilitate the delivery of
1002 services to the public in a more efficient, cost-effective, responsive or
1003 higher quality manner.

1004 Sec. 16. (NEW) (*Effective January 1, 2026*) (a) For the purposes of this
1005 section:

1006 (1) "Account holder" means an individual who, either individually or
1007 jointly with another individual, establishes a first-time homebuyer
1008 savings account;

1009 (2) "Allowable closing costs" means the disbursements listed on a
1010 settlement statement concerning a transaction involving the purchase of
1011 a one-to-four family residence in this state by a qualified beneficiary to
1012 serve as the qualified beneficiary's primary residence;

1013 (3) "Commissioner" means the Commissioner of Revenue Services;

1014 (4) "Eligible costs" means the down payment and all allowable closing
1015 costs paid or reimbursed by a qualified beneficiary to purchase a one-
1016 to-four family residence in this state to serve as the qualified
1017 beneficiary's primary residence;

1018 (5) "Financial institution" means a bank, out-of-state bank,
1019 Connecticut credit union, federal credit union or out-of-state credit
1020 union, as those terms are defined in section 36a-2 of the general statutes,
1021 and any affiliate or third-party provider of such entities;

1022 (6) "First-time homebuyer" means an individual who did not own or
1023 purchase, either individually or jointly with another person, a one-to-
1024 four family residence prior to the closing date of a real estate transaction
1025 involving the purchase of a one-to-four family residence in this state by
1026 the individual;

1027 (7) "First-time homebuyer savings account" means an account
1028 established by one or more account holders with a financial institution
1029 that the account holders designate as an account exclusively containing
1030 funds to pay or reimburse eligible costs incurred by the qualified
1031 beneficiary of the account;

1032 (8) "One-to-four family residence" means a residential dwelling
1033 consisting of not more than four dwelling units, including, but not
1034 limited to, a mobile manufactured home, as defined in section 21-64 of
1035 the general statutes, or a residential unit in a cooperative, common
1036 interest community or condominium, as such terms are defined in
1037 section 47-202 of the general statutes;

1038 (9) "Qualified beneficiary" means a first-time homebuyer who (A) is

1039 an account holder and designated as the qualified beneficiary of a first-
1040 time homebuyer savings account, and (B) resides in the one-to-four
1041 family residence in this state that is purchased with the funds deposited
1042 in such account; and

1043 (10) "Settlement statement" means the statement of receipts and
1044 disbursements for a transaction related to real estate, including, but not
1045 limited to, a statement prescribed pursuant to the Real Estate Settlement
1046 Procedures Act of 1974, 12 USC Section 2601 et seq., as amended from
1047 time to time, and regulations adopted thereunder.

1048 (b) For purposes of implementing the deduction allowed under
1049 subparagraph (B) of subdivision (20) of subsection (a) of section 12-701
1050 of the general statutes, as amended by this act, and the credit allowed
1051 under section 18 of this act, the commissioner shall prepare forms for (1)
1052 the designation of accounts as first-time homebuyer savings accounts,
1053 (2) the designation of qualified beneficiaries, and (3) account holders to
1054 submit to the commissioner the information described in subparagraph
1055 (B) of subdivision (1) of subsection (d) of this section and any additional
1056 information that the commissioner reasonably requires pursuant to the
1057 provisions of this section.

1058 (c) An individual may establish one or more first-time homebuyer
1059 savings accounts with a financial institution. Two individuals may
1060 jointly establish and serve as the account holders of a first-time
1061 homebuyer savings account, provided such account holders shall file a
1062 joint return for the tax imposed under chapter 229 of the general statutes
1063 for each taxable year during which such account exists. The account
1064 holder or account holders shall, not later than April fifteenth of the
1065 taxable year immediately following the taxable year during which such
1066 account holder or account holders established a first-time homebuyer
1067 savings account, designate the qualified beneficiary of such account.
1068 The account holder or account holders of a first-time homebuyer savings
1069 account may designate a new qualified beneficiary of the account at any
1070 time, provided there shall not be more than one qualified beneficiary of
1071 such account at any time. No individual may establish or serve as an

1072 account holder of multiple first-time homebuyer savings accounts that
1073 have the same qualified beneficiary. First-time homebuyer savings
1074 accounts shall exclusively contain cash and there shall be no limit on the
1075 amount of contributions made to, or contained in, such accounts. Any
1076 person may contribute to a first-time homebuyer savings account,
1077 including, but not limited to, employers of the account holder or account
1078 holders of such account. If an account holder of a first-time homebuyer
1079 savings account leaves employment with an employer that contributed
1080 to such account while such account holder was employed by such
1081 employer, such employer shall not seek reimbursement of any
1082 contribution to such account. The account holder or account holders
1083 may invest funds deposited in a first-time homebuyer savings account
1084 in money market funds.

1085 (d) (1) Each account holder shall:

1086 (A) Not use any portion of the funds deposited in a first-time
1087 homebuyer savings account to pay any administrative fees or expenses,
1088 other than service fees imposed by the depository financial institution,
1089 for such account; and

1090 (B) Submit to the commissioner such account holder's tax return for
1091 each taxable year beginning on or after January 1, 2026, during which a
1092 first-time homebuyer savings account established by such account
1093 holder exists, along with:

1094 (i) Any information required by the commissioner concerning such
1095 first-time homebuyer savings account for purposes of implementing the
1096 deduction allowed under subparagraph (B) of subdivision (20) of
1097 subsection (a) of section 12-701 of the general statutes, as amended by
1098 this act, and the credit allowed under section 18 of this act;

1099 (ii) The Internal Revenue Service Form 1099 issued by the depository
1100 financial institution for such first-time homebuyer savings account; and

1101 (iii) If such account holder withdrew funds from such first-time
1102 homebuyer savings account during the taxable year that is the subject

1103 of such return, a detailed accounting of all eligible costs and ineligible
1104 costs paid or reimbursed using such funds during such taxable year and
1105 the balance of funds remaining in such account.

1106 (2) Each account holder may withdraw all, or any portion of, the
1107 funds contributed to and deposited in a first-time homebuyer savings
1108 account and deposit such funds in another first-time homebuyer savings
1109 account established by such account holder at any financial institution.

1110 (e) (1) The commissioner may require that financial institutions
1111 furnish certain information about each first-time homebuyer savings
1112 account.

1113 (2) No financial institution shall be required to (A) designate an
1114 account as a first-time homebuyer savings account, (B) track the use of
1115 any funds withdrawn from a first-time homebuyer savings account, or
1116 (C) allocate funds in a first-time homebuyer savings account among
1117 account holders.

1118 (3) No financial institution shall be liable or responsible for (A)
1119 determining whether, or ensuring that, an account satisfies the
1120 requirements established in this section concerning first-time
1121 homebuyer savings accounts or the funds in first-time homebuyer
1122 savings accounts are used to pay or reimburse eligible costs, or (B)
1123 disclosing or remitting taxes or penalties concerning first-time
1124 homebuyer savings accounts unless such disclosure or remittance is
1125 required by applicable law.

1126 (4) Upon receiving proof of the death of an account holder and all
1127 other information required by any contract governing a first-time
1128 homebuyer savings account established by the account holder, the
1129 depository financial institution shall distribute the funds in the first-
1130 time homebuyer savings account in accordance with the terms of such
1131 contract.

1132 (f) (1) Except as provided in subdivision (2) of this subsection, each
1133 account holder who withdraws funds from a first-time homebuyer

1134 savings account for any reason other than paying or reimbursing the
1135 qualified beneficiary of such account for eligible costs incurred by such
1136 qualified beneficiary shall be liable to this state for a civil penalty in an
1137 amount equal to ten per cent of the withdrawn amount. Such civil
1138 penalty shall be collectible by the commissioner. If such funds were
1139 deducted by an account holder in accordance with subparagraph (B) of
1140 subdivision (20) of subsection (a) of section 12-701 of the general
1141 statutes, as amended by this act, then such withdrawn funds shall be
1142 considered income.

1143 (2) No account holder shall be liable for a penalty under subdivision
1144 (1) of this subsection, nor shall funds withdrawn from a first-time
1145 homebuyer savings account be considered income, if the funds
1146 withdrawn from the first-time homebuyer savings account:

1147 (A) Are deposited in another first-time homebuyer savings account
1148 pursuant to subdivision (2) of subsection (d) of this section;

1149 (B) Are withdrawn due to the death or disability of an account holder
1150 who established such account;

1151 (C) Constitute a disbursement of the assets of such account pursuant
1152 to a filing for protection under the United States Bankruptcy Code, as
1153 amended from time to time; or

1154 (D) Are not claimed as a deduction pursuant to subparagraph (B) of
1155 subdivision (20) of subsection (a) of section 12-701 of the general
1156 statutes, as amended by this act, by the account holder on a return for
1157 the tax imposed under chapter 229 of the general statutes.

1158 (g) The commissioner may adopt regulations, in accordance with the
1159 provisions of chapter 54 of the general statutes, to implement the
1160 provisions of this section.

1161 Sec. 17. Subparagraph (B) of subdivision (20) of subsection (a) of
1162 section 12-701 of the general statutes is repealed and the following is
1163 substituted in lieu thereof (*Effective January 1, 2026*):

- 1164 (B) There shall be subtracted therefrom:
- 1165 (i) To the extent properly includable in gross income for federal
1166 income tax purposes, any income with respect to which taxation by any
1167 state is prohibited by federal law;
- 1168 (ii) To the extent allowable under section 12-718, exempt dividends
1169 paid by a regulated investment company;
- 1170 (iii) To the extent properly includable in gross income for federal
1171 income tax purposes, the amount of any refund or credit for
1172 overpayment of income taxes imposed by this state, or any other state
1173 of the United States or a political subdivision thereof, or the District of
1174 Columbia;
- 1175 (iv) To the extent properly includable in gross income for federal
1176 income tax purposes and not otherwise subtracted from federal
1177 adjusted gross income pursuant to clause (x) of this subparagraph in
1178 computing Connecticut adjusted gross income, any tier 1 railroad
1179 retirement benefits;
- 1180 (v) To the extent any additional allowance for depreciation under
1181 Section 168(k) of the Internal Revenue Code for property placed in
1182 service after September 27, 2017, was added to federal adjusted gross
1183 income pursuant to subparagraph (A)(ix) of this subdivision in
1184 computing Connecticut adjusted gross income, twenty-five per cent of
1185 such additional allowance for depreciation in each of the four
1186 succeeding taxable years;
- 1187 (vi) To the extent properly includable in gross income for federal
1188 income tax purposes, any interest income from obligations issued by or
1189 on behalf of the state of Connecticut, any political subdivision thereof,
1190 or public instrumentality, state or local authority, district or similar
1191 public entity created under the laws of the state of Connecticut;
- 1192 (vii) To the extent properly includable in determining the net gain or
1193 loss from the sale or other disposition of capital assets for federal income

1194 tax purposes, any gain from the sale or exchange of obligations issued
1195 by or on behalf of the state of Connecticut, any political subdivision
1196 thereof, or public instrumentality, state or local authority, district or
1197 similar public entity created under the laws of the state of Connecticut,
1198 in the income year such gain was recognized;

1199 (viii) Any interest on indebtedness incurred or continued to purchase
1200 or carry obligations or securities the interest on which is subject to tax
1201 under this chapter but exempt from federal income tax, to the extent that
1202 such interest on indebtedness is not deductible in determining federal
1203 adjusted gross income and is attributable to a trade or business carried
1204 on by such individual;

1205 (ix) Ordinary and necessary expenses paid or incurred during the
1206 taxable year for the production or collection of income which is subject
1207 to taxation under this chapter but exempt from federal income tax, or
1208 the management, conservation or maintenance of property held for the
1209 production of such income, and the amortizable bond premium for the
1210 taxable year on any bond the interest on which is subject to tax under
1211 this chapter but exempt from federal income tax, to the extent that such
1212 expenses and premiums are not deductible in determining federal
1213 adjusted gross income and are attributable to a trade or business carried
1214 on by such individual;

1215 (x) (I) For taxable years commencing prior to January 1, 2019, for a
1216 person who files a return under the federal income tax as an unmarried
1217 individual whose federal adjusted gross income for such taxable year is
1218 less than fifty thousand dollars, or as a married individual filing
1219 separately whose federal adjusted gross income for such taxable year is
1220 less than fifty thousand dollars, or for a husband and wife who file a
1221 return under the federal income tax as married individuals filing jointly
1222 whose federal adjusted gross income for such taxable year is less than
1223 sixty thousand dollars or a person who files a return under the federal
1224 income tax as a head of household whose federal adjusted gross income
1225 for such taxable year is less than sixty thousand dollars, an amount
1226 equal to the Social Security benefits includable for federal income tax

1227 purposes;

1228 (II) For taxable years commencing prior to January 1, 2019, for a
1229 person who files a return under the federal income tax as an unmarried
1230 individual whose federal adjusted gross income for such taxable year is
1231 fifty thousand dollars or more, or as a married individual filing
1232 separately whose federal adjusted gross income for such taxable year is
1233 fifty thousand dollars or more, or for a husband and wife who file a
1234 return under the federal income tax as married individuals filing jointly
1235 whose federal adjusted gross income from such taxable year is sixty
1236 thousand dollars or more or for a person who files a return under the
1237 federal income tax as a head of household whose federal adjusted gross
1238 income for such taxable year is sixty thousand dollars or more, an
1239 amount equal to the difference between the amount of Social Security
1240 benefits includable for federal income tax purposes and the lesser of
1241 twenty-five per cent of the Social Security benefits received during the
1242 taxable year, or twenty-five per cent of the excess described in Section
1243 86(b)(1) of the Internal Revenue Code;

1244 (III) For the taxable year commencing January 1, 2019, and each
1245 taxable year thereafter, for a person who files a return under the federal
1246 income tax as an unmarried individual whose federal adjusted gross
1247 income for such taxable year is less than seventy-five thousand dollars,
1248 or as a married individual filing separately whose federal adjusted gross
1249 income for such taxable year is less than seventy-five thousand dollars,
1250 or for a husband and wife who file a return under the federal income tax
1251 as married individuals filing jointly whose federal adjusted gross
1252 income for such taxable year is less than one hundred thousand dollars
1253 or a person who files a return under the federal income tax as a head of
1254 household whose federal adjusted gross income for such taxable year is
1255 less than one hundred thousand dollars, an amount equal to the Social
1256 Security benefits includable for federal income tax purposes; and

1257 (IV) For the taxable year commencing January 1, 2019, and each
1258 taxable year thereafter, for a person who files a return under the federal
1259 income tax as an unmarried individual whose federal adjusted gross

1260 income for such taxable year is seventy-five thousand dollars or more,
1261 or as a married individual filing separately whose federal adjusted gross
1262 income for such taxable year is seventy-five thousand dollars or more,
1263 or for a husband and wife who file a return under the federal income tax
1264 as married individuals filing jointly whose federal adjusted gross
1265 income from such taxable year is one hundred thousand dollars or more
1266 or for a person who files a return under the federal income tax as a head
1267 of household whose federal adjusted gross income for such taxable year
1268 is one hundred thousand dollars or more, an amount equal to the
1269 difference between the amount of Social Security benefits includable for
1270 federal income tax purposes and the lesser of twenty-five per cent of the
1271 Social Security benefits received during the taxable year, or twenty-five
1272 per cent of the excess described in Section 86(b)(1) of the Internal
1273 Revenue Code;

1274 (xi) To the extent properly includable in gross income for federal
1275 income tax purposes, any amount rebated to a taxpayer pursuant to
1276 section 12-746;

1277 (xii) To the extent properly includable in the gross income for federal
1278 income tax purposes of a designated beneficiary, any distribution to
1279 such beneficiary from any qualified state tuition program, as defined in
1280 Section 529(b) of the Internal Revenue Code, established and
1281 maintained by this state or any official, agency or instrumentality of the
1282 state;

1283 (xiii) To the extent allowable under section 12-701a, contributions to
1284 accounts established pursuant to any qualified state tuition program, as
1285 defined in Section 529(b) of the Internal Revenue Code, established and
1286 maintained by this state or any official, agency or instrumentality of the
1287 state;

1288 (xiv) To the extent properly includable in gross income for federal
1289 income tax purposes, the amount of any Holocaust victims' settlement
1290 payment received in the taxable year by a Holocaust victim;

1291 (xv) To the extent properly includable in the gross income for federal
1292 income tax purposes of a designated beneficiary, as defined in section
1293 3-123aa, interest, dividends or capital gains earned on contributions to
1294 accounts established for the designated beneficiary pursuant to the
1295 Connecticut Homecare Option Program for the Elderly established by
1296 sections 3-123aa to 3-123ff, inclusive;

1297 (xvi) To the extent properly includable in gross income for federal
1298 income tax purposes, any income received from the United States
1299 government as retirement pay for a retired member of (I) the Armed
1300 Forces of the United States, as defined in Section 101 of Title 10 of the
1301 United States Code, or (II) the National Guard, as defined in Section 101
1302 of Title 10 of the United States Code;

1303 (xvii) To the extent properly includable in gross income for federal
1304 income tax purposes for the taxable year, any income from the discharge
1305 of indebtedness in connection with any reacquisition, after December
1306 31, 2008, and before January 1, 2011, of an applicable debt instrument or
1307 instruments, as those terms are defined in Section 108 of the Internal
1308 Revenue Code, as amended by Section 1231 of the American Recovery
1309 and Reinvestment Act of 2009, to the extent any such income was added
1310 to federal adjusted gross income pursuant to subparagraph (A)(xi) of
1311 this subdivision in computing Connecticut adjusted gross income for a
1312 preceding taxable year;

1313 (xviii) To the extent not deductible in determining federal adjusted
1314 gross income, the amount of any contribution to a manufacturing
1315 reinvestment account established pursuant to section 32-9zz in the
1316 taxable year that such contribution is made;

1317 (xix) To the extent properly includable in gross income for federal
1318 income tax purposes, (I) for the taxable year commencing January 1,
1319 2015, ten per cent of the income received from the state teachers'
1320 retirement system, (II) for the taxable years commencing January 1,
1321 2016, to January 1, 2020, inclusive, twenty-five per cent of the income
1322 received from the state teachers' retirement system, and (III) for the

1323 taxable year commencing January 1, 2021, and each taxable year
1324 thereafter, fifty per cent of the income received from the state teachers'
1325 retirement system or, for a taxpayer whose federal adjusted gross
1326 income does not exceed the applicable threshold under clause (xx) of
1327 this subparagraph, the percentage pursuant to said clause of the income
1328 received from the state teachers' retirement system, whichever
1329 deduction is greater;

1330 (xx) To the extent properly includable in gross income for federal
1331 income tax purposes, except for retirement benefits under clause (iv) of
1332 this subparagraph and retirement pay under clause (xvi) of this
1333 subparagraph, for a person who files a return under the federal income
1334 tax as an unmarried individual whose federal adjusted gross income for
1335 such taxable year is less than seventy-five thousand dollars, or as a
1336 married individual filing separately whose federal adjusted gross
1337 income for such taxable year is less than seventy-five thousand dollars,
1338 or as a head of household whose federal adjusted gross income for such
1339 taxable year is less than seventy-five thousand dollars, or for a husband
1340 and wife who file a return under the federal income tax as married
1341 individuals filing jointly whose federal adjusted gross income for such
1342 taxable year is less than one hundred thousand dollars, (I) for the taxable
1343 year commencing January 1, 2019, fourteen per cent of any pension or
1344 annuity income, (II) for the taxable year commencing January 1, 2020,
1345 twenty-eight per cent of any pension or annuity income, (III) for the
1346 taxable year commencing January 1, 2021, forty-two per cent of any
1347 pension or annuity income, and (IV) for the taxable years commencing
1348 January 1, 2022, and January 1, 2023, one hundred per cent of any
1349 pension or annuity income;

1350 (xxi) To the extent properly includable in gross income for federal
1351 income tax purposes, except for retirement benefits under clause (iv) of
1352 this subparagraph and retirement pay under clause (xvi) of this
1353 subparagraph, any pension or annuity income for the taxable year
1354 commencing on or after January 1, 2024, and each taxable year
1355 thereafter, in accordance with the following schedule, for a person who

1356 files a return under the federal income tax as an unmarried individual
 1357 whose federal adjusted gross income for such taxable year is less than
 1358 one hundred thousand dollars, or as a married individual filing
 1359 separately whose federal adjusted gross income for such taxable year is
 1360 less than one hundred thousand dollars, or as a head of household
 1361 whose federal adjusted gross income for such taxable year is less than
 1362 one hundred thousand dollars:

T1	Federal Adjusted Gross Income	Deduction
T2	Less than \$75,000	100.0%
T3	\$75,000 but not over \$77,499	85.0%
T4	\$77,500 but not over \$79,999	70.0%
T5	\$80,000 but not over \$82,499	55.0%
T6	\$82,500 but not over \$84,999	40.0%
T7	\$85,000 but not over \$87,499	25.0%
T8	\$87,500 but not over \$89,999	10.0%
T9	\$90,000 but not over \$94,999	5.0%
T10	\$95,000 but not over \$99,999	2.5%
T11	\$100,000 and over	0.0%

1363 (xxii) To the extent properly includable in gross income for federal
 1364 income tax purposes, except for retirement benefits under clause (iv) of
 1365 this subparagraph and retirement pay under clause (xvi) of this
 1366 subparagraph, any pension or annuity income for the taxable year
 1367 commencing on or after January 1, 2024, and each taxable year
 1368 thereafter, in accordance with the following schedule for married
 1369 individuals who file a return under the federal income tax as married
 1370 individuals filing jointly whose federal adjusted gross income for such
 1371 taxable year is less than one hundred fifty thousand dollars:

T12	Federal Adjusted Gross Income	Deduction
T13	Less than \$100,000	100.0%
T14	\$100,000 but not over \$104,999	85.0%
T15	\$105,000 but not over \$109,999	70.0%

T16	\$110,000 but not over \$114,999	55.0%
T17	\$115,000 but not over \$119,999	40.0%
T18	\$120,000 but not over \$124,999	25.0%
T19	\$125,000 but not over \$129,999	10.0%
T20	\$130,000 but not over \$139,999	5.0%
T21	\$140,000 but not over \$149,999	2.5%
T22	\$150,000 and over	0.0%

1372 (xxiii) The amount of lost wages and medical, travel and housing
 1373 expenses, not to exceed ten thousand dollars in the aggregate, incurred
 1374 by a taxpayer during the taxable year in connection with the donation
 1375 to another person of an organ for organ transplantation occurring on or
 1376 after January 1, 2017;

1377 (xxiv) To the extent properly includable in gross income for federal
 1378 income tax purposes, the amount of any financial assistance received
 1379 from the Crumbling Foundations Assistance Fund or paid to or on
 1380 behalf of the owner of a residential building pursuant to sections 8-442
 1381 and 8-443;

1382 (xxv) To the extent properly includable in gross income for federal
 1383 income tax purposes, the amount calculated pursuant to subsection (b)
 1384 of section 12-704g for income received by a general partner of a venture
 1385 capital fund, as defined in 17 CFR 275.203(l)-1, as amended from time to
 1386 time;

1387 (xxvi) To the extent any portion of a deduction under Section 179 of
 1388 the Internal Revenue Code was added to federal adjusted gross income
 1389 pursuant to subparagraph (A)(xiv) of this subdivision in computing
 1390 Connecticut adjusted gross income, twenty-five per cent of such
 1391 disallowed portion of the deduction in each of the four succeeding
 1392 taxable years;

1393 (xxvii) To the extent properly includable in gross income for federal
 1394 income tax purposes, for a person who files a return under the federal
 1395 income tax as an unmarried individual whose federal adjusted gross

1396 income for such taxable year is less than seventy-five thousand dollars,
 1397 or as a married individual filing separately whose federal adjusted gross
 1398 income for such taxable year is less than seventy-five thousand dollars,
 1399 or as a head of household whose federal adjusted gross income for such
 1400 taxable year is less than seventy-five thousand dollars, or for a husband
 1401 and wife who file a return under the federal income tax as married
 1402 individuals filing jointly whose federal adjusted gross income for such
 1403 taxable year is less than one hundred thousand dollars, for the taxable
 1404 year commencing January 1, 2023, twenty-five per cent of any
 1405 distribution from an individual retirement account other than a Roth
 1406 individual retirement account;

1407 (xxviii) To the extent properly includable in gross income for federal
 1408 income tax purposes, for a person who files a return under the federal
 1409 income tax as an unmarried individual whose federal adjusted gross
 1410 income for such taxable year is less than one hundred thousand dollars,
 1411 or as a married individual filing separately whose federal adjusted gross
 1412 income for such taxable year is less than one hundred thousand dollars,
 1413 or as a head of household whose federal adjusted gross income for such
 1414 taxable year is less than one hundred thousand dollars, (I) for the taxable
 1415 year commencing January 1, 2024, fifty per cent of any distribution from
 1416 an individual retirement account other than a Roth individual
 1417 retirement account, (II) for the taxable year commencing January 1, 2025,
 1418 seventy-five per cent of any distribution from an individual retirement
 1419 account other than a Roth individual retirement account, and (III) for
 1420 the taxable year commencing January 1, 2026, and each taxable year
 1421 thereafter, any distribution from an individual retirement account other
 1422 than a Roth individual retirement account. The subtraction under this
 1423 clause shall be made in accordance with the following schedule:

T23	Federal Adjusted Gross Income	Deduction
T24	Less than \$75,000	100.0%
T25	\$75,000 but not over \$77,499	85.0%
T26	\$77,500 but not over \$79,999	70.0%
T27	\$80,000 but not over \$82,499	55.0%

	<i>HB 5002</i>	<i>Amendment</i>
T28	\$82,500 but not over \$84,999	40.0%
T29	\$85,000 but not over \$87,499	25.0%
T30	\$87,500 but not over \$89,999	10.0%
T31	\$90,000 but not over \$94,999	5.0%
T32	\$95,000 but not over \$99,999	2.5%
T33	\$100,000 and over	0.0%

1424 (xxix) To the extent properly includable in gross income for federal
 1425 income tax purposes, for married individuals who file a return under
 1426 the federal income tax as married individuals filing jointly whose
 1427 federal adjusted gross income for such taxable year is less than one
 1428 hundred fifty thousand dollars, (I) for the taxable year commencing
 1429 January 1, 2024, fifty per cent of any distribution from an individual
 1430 retirement account other than a Roth individual retirement account, (II)
 1431 for the taxable year commencing January 1, 2025, seventy-five per cent
 1432 of any distribution from an individual retirement account other than a
 1433 Roth individual retirement account, and (III) for the taxable year
 1434 commencing January 1, 2026, and each taxable year thereafter, any
 1435 distribution from an individual retirement account other than a Roth
 1436 individual retirement account. The subtraction under this clause shall
 1437 be made in accordance with the following schedule:

	Federal Adjusted Gross Income	Deduction
T34		
T35	Less than \$100,000	100.0%
T36	\$100,000 but not over \$104,999	85.0%
T37	\$105,000 but not over \$109,999	70.0%
T38	\$110,000 but not over \$114,999	55.0%
T39	\$115,000 but not over \$119,999	40.0%
T40	\$120,000 but not over \$124,999	25.0%
T41	\$125,000 but not over \$129,999	10.0%
T42	\$130,000 but not over \$139,999	5.0%
T43	\$140,000 but not over \$149,999	2.5%
T44	\$150,000 and over	0.0%

1438 (xxx) To the extent properly includable in gross income for federal

1439 income tax purposes, for the taxable year commencing January 1, 2022,
1440 the amount or amounts paid or otherwise credited to any eligible
1441 resident of this state under (I) the 2020 Earned Income Tax Credit
1442 enhancement program from funding allocated to the state through the
1443 Coronavirus Relief Fund established under the Coronavirus Aid, Relief,
1444 and Economic Security Act, P.L. 116-136, and (II) the 2021 Earned
1445 Income Tax Credit enhancement program from funding allocated to the
1446 state pursuant to Section 9901 of Subtitle M of Title IX of the American
1447 Rescue Plan Act of 2021, P.L. 117-2;

1448 (xxxi) For the taxable year commencing January 1, 2023, and each
1449 taxable year thereafter, for a taxpayer licensed under the provisions of
1450 chapter 420f or 420h, the amount of ordinary and necessary expenses
1451 that would be eligible to be claimed as a deduction for federal income
1452 tax purposes under Section 162(a) of the Internal Revenue Code but that
1453 are disallowed under Section 280E of the Internal Revenue Code
1454 because marijuana is a controlled substance under the federal
1455 Controlled Substance Act;

1456 (xxxii) To the extent properly includable in gross income for federal
1457 income tax purposes, for the taxable year commencing on or after
1458 January 1, 2025, and each taxable year thereafter, any common stock
1459 received by the taxpayer during the taxable year under a share plan, as
1460 defined in section 12-217ss;

1461 (xxxiii) To the extent properly includable in gross income for federal
1462 income tax purposes, the amount of any student loan reimbursement
1463 payment received by a taxpayer pursuant to section 10a-19m;

1464 (xxxiv) Contributions to an ABLE account established pursuant to
1465 sections 3-39k to 3-39q, inclusive, not to exceed five thousand dollars for
1466 each individual taxpayer or ten thousand dollars for taxpayers filing a
1467 joint return; [and]

1468 (xxxv) To the extent properly includable in gross income for federal
1469 income tax purposes, the amount of any payment received pursuant to

1470 subsection (c) of section 3-122a;

1471 (xxxvi) For an account holder, as defined in section 16 of this act, who
1472 files a return under the federal income tax as an unmarried individual,
1473 a married individual filing separately or a head of household, whose
1474 federal adjusted gross income for the taxable year is less than one
1475 hundred twenty-five thousand dollars or who files a return under the
1476 federal income tax as married individuals filing jointly whose federal
1477 adjusted gross income for the taxable year is less than two hundred fifty
1478 thousand dollars:

1479 (I) To the extent not deductible in determining federal adjusted gross
1480 income, for the taxable year commencing January 1, 2027, an amount
1481 equal to the contributions deposited during the taxable years
1482 commencing January 1, 2026, and January 1, 2027, in a first-time
1483 homebuyer savings account established pursuant to subsection (c) of
1484 section 16 of this act, less any amounts withdrawn during said taxable
1485 years by the account holder from such account under subparagraph (D)
1486 of subdivision (2) of subsection (f) of section 16 of this act. The amount
1487 claimed under this subclause shall not exceed two thousand five
1488 hundred dollars for each such taxable year for an unmarried individual,
1489 a married individual filing separately or a head of household and five
1490 thousand dollars for each such taxable year for married individuals
1491 filing jointly;

1492 (II) To the extent not deductible in determining federal adjusted gross
1493 income, for the taxable year commencing January 1, 2028, and each
1494 taxable year thereafter, an amount equal to the contributions deposited
1495 during the taxable year in a first-time homebuyer savings account
1496 established pursuant to subsection (c) of section 16 of this act, less any
1497 amounts withdrawn during the taxable year by the account holder from
1498 such account pursuant to subparagraph (D) of subdivision (2) of
1499 subsection (f) of section 16 of this act. The amount allowed to be claimed
1500 under this subclause for the taxable year shall not exceed two thousand
1501 five hundred dollars for an unmarried individual, a married individual
1502 filing separately or a head of household and five thousand dollars for

1503 married individuals filing jointly; and

1504 (III) To the extent properly includable in gross income for federal
1505 income tax purposes, for the taxable year commencing January 1, 2027,
1506 and each taxable year thereafter, an amount equal to the sum of all
1507 interest accrued on a first-time homebuyer savings account, established
1508 pursuant to subsection (c) of section 16 of this act, during the taxable
1509 year; and

1510 (xxxvii) To the extent properly includable in gross income for federal
1511 income tax purposes, for an account holder who is a qualified
1512 beneficiary of a first-time homebuyer savings account, as those terms
1513 are defined in section 16 of this act, and who files a return under the
1514 federal income tax as an unmarried individual, a married individual
1515 filing separately or a head of household, whose federal adjusted gross
1516 income for the taxable year is less than one hundred twenty-five
1517 thousand dollars or who files a return under the federal income tax as
1518 married individuals filing jointly whose federal adjusted gross income
1519 for the taxable year is less than two hundred fifty thousand dollars, for
1520 taxable years commencing on or after January 1, 2027, an amount equal
1521 to any withdrawal from such account that is used to pay or reimburse
1522 such qualified beneficiary for eligible costs, as defined in section 16 of
1523 this act, incurred by the qualified beneficiary.

1524 Sec. 18. (NEW) (*Effective January 1, 2026*) (a) (1) For the taxable or
1525 income year commencing on or after January 1, 2027, but prior to
1526 January 1, 2028, there shall be allowed a credit against the tax imposed
1527 under chapter 208 or 229 of the general statutes, other than the liability
1528 imposed by section 12-707 of the general statutes, for contributions
1529 deposited by the employer of an account holder in a first-time
1530 homebuyer savings account established pursuant to subsection (c) of
1531 section 16 of this act during the taxable or income years commencing on
1532 or after January 1, 2026, but prior to January 1, 2028, provided such
1533 account holder was employed by such employer at the time such
1534 contributions were made.

1535 (2) For the taxable or income years commencing on or after January
1536 1, 2028, there shall be allowed a credit against the tax imposed under
1537 chapter 208 or 229 of the general statutes, other than the liability
1538 imposed by section 12-707 of the general statutes, for contributions
1539 deposited by the employer of an account holder in a first-time
1540 homebuyer savings account established pursuant to subsection (c) of
1541 section 16 of this act during the taxable or income year, provided such
1542 account holder was employed by such employer at the time such
1543 contributions were made.

1544 (3) The amount of the credit allowed under subdivisions (1) and (2)
1545 of this subsection shall be equal to ten per cent of the amount of the
1546 contributions made by the taxpayer into the first-time homebuyer
1547 savings accounts of account holders of such accounts during the income
1548 or taxable year, provided the amount of the credit allowed for any
1549 income or taxable year with respect to a specific account holder shall not
1550 exceed two thousand five hundred dollars.

1551 (b) If the taxpayer is an S corporation or an entity treated as a
1552 partnership for federal income tax purposes, the credit may be claimed
1553 by the shareholders or partners of the taxpayer. If the taxpayer is a single
1554 member limited liability company that is disregarded as an entity
1555 separate from its owner, the credit may be claimed by such limited
1556 liability company's owner, provided such owner is a person subject to
1557 the tax imposed under chapter 208 or 229 of the general statutes. Any
1558 taxpayer claiming the credit shall provide to the Department of Revenue
1559 Services documentation supporting such claim in the form and manner
1560 prescribed by the Commissioner of Revenue Services.

1561 Sec. 19. Section 3-129g of the general statutes is repealed and the
1562 following is substituted in lieu thereof (*Effective October 1, 2025*):

1563 (a) The Attorney General may investigate, intervene in or bring a civil
1564 or administrative action in the name of the state, seeking injunctive or
1565 declaratory relief, damages, and any other relief that may be available
1566 under law, whenever any person is or has engaged in a practice or

1567 pattern of conduct that:

1568 (1) Subjects, or causes to be subjected, other persons to the
1569 deprivation of any rights, privileges or immunities secured by the
1570 constitutions or laws of this state or the United States; or

1571 (2) Interferes, or attempts to interfere, by threats, intimidation or
1572 coercion, with the exercise or enjoyment by other persons of any rights,
1573 privileges or immunities secured by the constitutions or laws of this
1574 state or the United States.

1575 (b) In conducting any investigation under this section, the Attorney
1576 General may issue subpoenas and interrogatories, and otherwise gather
1577 information, in the same manner and to the same extent as is provided
1578 in section 35-42. No information obtained pursuant to the provisions of
1579 this subsection may be used in a criminal proceeding.

1580 (c) If the Attorney General prevails in a civil action brought pursuant
1581 to this section, the court shall order the distribution of any award of
1582 damages to the injured person. In a matter involving the interference or
1583 attempted interference with any right protected by the constitutions of
1584 this state or the United States, the court may also award civil penalties
1585 against each defendant in an amount not exceeding two thousand five
1586 hundred dollars for each violation, provided such violation has been
1587 established by clear and convincing evidence. Any civil penalty that is
1588 received pursuant to this subsection shall be deposited in the General
1589 Fund.

1590 (d) In lieu of bringing a civil action under this section, the Attorney
1591 General may accept an assurance of the discontinuance of any allegedly
1592 unlawful or unconstitutional practice from any person engaged in such
1593 practice. Thereafter, any evidence of a violation of such assurance shall
1594 constitute prima facie proof of violation of the applicable law or right in
1595 any action commenced by the Attorney General.

1596 (e) Nothing in this section shall limit the right of a person adversely
1597 affected by a violation of chapter 814c to file a complaint with the

1598 Commission on Human Rights and Opportunities.

1599 (f) Nothing in this section shall limit the jurisdiction of the
1600 Commission on Human Rights and Opportunities under chapter 814c.

1601 (g) The Attorney General shall not bring an action under the
1602 provisions of this section during the pendency of a matter involving the
1603 same parties and the same alleged facts and circumstances before the
1604 Commission on Human Rights and Opportunities.

1605 (h) Nothing in this section shall permit the Attorney General to bring
1606 an action that would otherwise be barred under the applicable statute
1607 of limitations or repose.

1608 (i) The Attorney General shall post on the Attorney General's Internet
1609 web site information on how to properly file a complaint with the
1610 Commission on Human Rights and Opportunities. The Attorney
1611 General may, as appropriate, refer cases to the Commission on Human
1612 Rights and Opportunities.

1613 (j) Nothing in this section shall permit the Attorney General to assert
1614 any claim against a state agency or a state officer or state employee in
1615 such officer's or employee's official capacity, regarding actions or
1616 omissions of such state agency, state officer or state employee. If the
1617 Attorney General determines that a state officer or state employee is not
1618 entitled to indemnification under section 5-141d, the Attorney General
1619 may, as relates to such officer or employee, take any action authorized
1620 under this section.

1621 (k) With regard to any action brought pursuant to this section against
1622 a person for a pattern or practice of conduct in violation of section 46a-
1623 64, 46a-64c, 46a-81d or 46a-81e, or, as a result of an investigation
1624 conducted pursuant to this section, of a potential violation of section
1625 46a-64, 46a-64c, 46a-81d or 46a-81e, the Attorney General may petition
1626 the superior court for the judicial district in which the violation or
1627 alleged violation occurred for any relief available under section 46a-89.

1628 Sec. 20. Subsection (g) of section 8-30g of the general statutes is
1629 repealed and the following is substituted in lieu thereof (*Effective October*
1630 *1, 2025*):

1631 (g) Upon an appeal taken under subsection (f) of this section, the
1632 burden shall be on the commission to prove, based upon the evidence
1633 in the record compiled before such commission, that the decision from
1634 which such appeal is taken and the reasons cited for such decision are
1635 supported by sufficient evidence in the record. The commission shall
1636 also have the burden to prove, based upon the evidence in the record
1637 compiled before such commission, that (1) (A) the decision is necessary
1638 to protect substantial public interests in health, safety or other matters
1639 which the commission may legally consider; (B) such public interests
1640 clearly outweigh the need for affordable housing; and (C) such public
1641 interests cannot be protected by reasonable changes to the affordable
1642 housing development, or (2) (A) the application which was the subject
1643 of the decision from which such appeal was taken would locate
1644 affordable housing in an area which is zoned for industrial use and
1645 which does not permit residential uses; and (B) the development is not
1646 assisted housing. If the commission does not satisfy its burden of proof
1647 under this subsection, the court shall wholly or partly revise, modify,
1648 remand or reverse the decision from which the appeal was taken in a
1649 manner consistent with the evidence in the record before it. In addition,
1650 if the court finds, after a hearing, that the commission's decision denying
1651 an affordable housing application or approving such application with
1652 restrictions which have a substantial adverse impact on the viability of
1653 the affordable housing development or the degree of affordability of the
1654 affordable dwelling units in a set-aside development was made in bad
1655 faith or to cause undue delay, the court may award reasonable attorney's
1656 fees to the person who filed the appeal under subsection (f) of this
1657 section.

1658 Sec. 21. (NEW) (*Effective October 1, 2025*) (a) As used in this section:

1659 (1) "Revenue management device" means a device commonly known
1660 as revenue management software that uses one or more programmed or

1661 automated processes to perform calculations of nonpublic competitor
1662 data concerning local or state-wide rents or occupancy levels, for the
1663 purpose of advising a landlord on (A) whether to leave a unit vacant; or
1664 (B) the amount of rent that the landlord may obtain for a unit. "Revenue
1665 management device" includes a product that incorporates a revenue
1666 management device, but does not include: (i) A report that publishes
1667 existing rental data in an aggregated manner but does not recommend
1668 rental rates or occupancy levels for future leases; or (ii) a product used
1669 for the purpose of establishing rent or income limits in accordance with
1670 the affordable housing program guidelines of a local, state or federal
1671 program.

1672 (2) "Nonpublic competitor data" means information that is not
1673 available to the general public, including information about actual rent
1674 amounts, occupancy levels, lease start and end dates and other similar
1675 data, regardless of whether the information is (A) attributable to a
1676 specific competitor or anonymized, and (B) derived from or otherwise
1677 provided by another person that competes in the same or a related
1678 market.

1679 (b) It shall be an unlawful practice in violation of chapter 624 of the
1680 general statutes for any person to use a revenue management device to
1681 set rental rates or occupancy levels for residential dwelling units.

1682 (c) Any violation of subsection (b) of this section shall be subject to
1683 the investigation and enforcement provisions of chapter 624 of the
1684 general statutes.

1685 Sec. 22. (NEW) (*Effective October 1, 2025*) (a) As used in this section
1686 and sections 23 and 24 of this act:

1687 (1) "Discretionary infrastructure funding" has the same meaning as
1688 provided in section 9 of this act;

1689 (2) "Downtown area" means a central business district or other
1690 commercial neighborhood area of a municipality that serves as a center
1691 of socioeconomic interaction, characterized by a cohesive core of

1692 commercial and mixed-use buildings, often interspersed with civic,
1693 religious and residential buildings and public spaces, that are typically
1694 arranged along a main street and intersecting side streets and served by
1695 public infrastructure;

1696 (3) "Middle housing development" means a residential building
1697 containing not less than two dwelling units but not more than nine such
1698 units, including, but not limited to, townhomes, duplexes, triplexes,
1699 perfect sixes and cottage clusters;

1700 (4) "Perfect six" means a three-story residential building with a central
1701 entrance containing two dwelling units per story;

1702 (5) "Qualifying bus transit community" means any municipality that
1703 contains not less than one regular bus service station operating not less
1704 than five days a week within a transit-oriented district adopted by such
1705 municipality, provided such transit-oriented district is of reasonable
1706 size, as determined by the secretary, or the secretary's designee, in
1707 accordance with the provisions of subsection (e) of this section, and
1708 either (A) includes land of such municipality located within a one-half-
1709 mile radius of any such station, or (B) is located within a reasonable
1710 distance, as determined by the secretary, or the secretary's designee, of
1711 any other transit service, a commercial corridor or the downtown area
1712 of such municipality;

1713 (6) "Qualifying rapid transit community" means any municipality
1714 that contains not less than one rapid transit station or a planned rapid
1715 transit station, contained within a transit-oriented district adopted by
1716 such municipality, provided such transit-oriented district is of
1717 reasonable size, as determined by the secretary, or the secretary's
1718 designee, in accordance with subsection (e) of this section, and either (A)
1719 includes land of such municipality located within a one-half-mile radius
1720 of any such station, or (B) is located within a reasonable distance, as
1721 determined by the secretary, or the secretary's designee, of any other
1722 transit service, a commercial corridor or the downtown area of such
1723 municipality;

1724 (7) "Qualifying transit-oriented community" means any municipality
1725 that is a qualifying rapid transit community or qualifying bus transit
1726 community;

1727 (8) "Rapid transit station" means any public transportation station
1728 serving any rail or rapid bus route;

1729 (9) "Regular bus service station" means any fixed location where a bus
1730 regularly stops, not less than once every sixty minutes during peak
1731 operating hours, for the loading or unloading of passengers along a
1732 defined route operating on a fixed schedule;

1733 (10) "Secretary" means the Secretary of the Office of Policy and
1734 Management, or the secretary's designee;

1735 (11) "Transit-oriented district" means a collection of parcels of land in
1736 a municipality designated by such municipality and subject to zoning
1737 criteria designed to encourage increased density of development,
1738 including mixed-use development and a concentration of developments
1739 utilizing discretionary infrastructure funding; and

1740 (12) "Zoning commission" means any zoning commission, a planning
1741 commission in a municipality that has adopted a planning commission
1742 but not a zoning commission or a combined planning and zoning
1743 commission.

1744 (b) A qualifying transit-oriented community or municipality that has
1745 adopted a resolution pursuant to subsection (c) of this section shall be
1746 eligible for the receipt of discretionary infrastructure funding on a
1747 priority basis, provided such community meets the eligibility criteria for
1748 the discretionary infrastructure funding. Any funding provided on a
1749 priority basis pursuant to this section shall be used exclusively for the
1750 development, renovation, expansion, management or maintenance of
1751 improvements located in a transit-oriented district. To receive such
1752 funding on a priority basis, any such community or municipality shall
1753 submit an application for such funding to the secretary in a form
1754 developed by the secretary. The secretary shall make recommendations

1755 to the state agency responsible for administering or managing such
1756 funding and, if priority funding is permitted for such funding, such
1757 agency may prioritize such community or municipality for the receipt
1758 of such funding over any municipality that is not a qualifying transit-
1759 oriented community or that has not adopted a resolution pursuant to
1760 subsection (c) of this section, based on the secretary's recommendations.
1761 Nothing in this subsection shall be construed to limit the use of funding
1762 received pursuant to this section if the use of such funding to develop,
1763 renovate, expand, manage or maintain improvements within a transit-
1764 oriented district also benefits real property located outside of a transit-
1765 oriented district.

1766 (c) A municipality that is not a qualifying transit-oriented community
1767 shall be eligible for discretionary infrastructure funding on a priority
1768 basis pursuant to this section if the legislative body of the municipality
1769 adopts a resolution stating that such municipality intends to enact
1770 zoning regulations that enable such municipality to become a qualifying
1771 transit-oriented community, provided such municipality meets the
1772 eligibility criteria for the discretionary infrastructure funding. Such
1773 municipality shall enact such zoning regulations not later than eighteen
1774 months after the adoption of such resolution. If such municipality does
1775 not enact such regulations within eighteen months after the adoption of
1776 such resolution, unless the secretary grants an extension to such
1777 municipality at the secretary's discretion, such municipality shall return
1778 any discretionary infrastructure funding provided to such municipality
1779 on a priority basis pursuant to this section and such municipality shall
1780 be ineligible for discretionary infrastructure funding on a priority basis
1781 until such municipality enacts zoning regulations that enable the
1782 municipality to become a qualifying transit-oriented community.
1783 Nothing in this section shall be construed to make a municipality that is
1784 not a qualifying transit-oriented community ineligible for discretionary
1785 infrastructure funding.

1786 (d) The zoning commission of the municipality shall consult with the
1787 inland wetlands agency of the municipality to establish the boundaries

1788 of any proposed transit-oriented district within the municipality. If any
1789 proposed activity in such proposed district may be a regulated activity,
1790 as defined in section 22a-38 of the general statutes, such commission
1791 shall collaborate with such agency to determine whether such proposed
1792 activity would constitute a regulated activity for which a permit is
1793 required.

1794 (e) In determining whether a transit-oriented district is of reasonable
1795 size, the secretary, or the secretary's designee, in consultation with the
1796 zoning commission of the municipality, shall (1) determine whether the
1797 area of such district is adequate to support greater density of
1798 development in an equitable manner, as determined by the secretary, or
1799 the secretary's designee, considering the geographic characteristics of
1800 the municipality; (2) consider municipal and regional housing needs;
1801 and (3) not require the inclusion of the following lands in any such
1802 district: (A) Special flood hazard areas designated on a flood insurance
1803 rate map published by the National Flood Insurance Program, (B)
1804 wetlands, as defined in section 22a-38 of the general statutes, (C) land
1805 designated for use as a public park, (D) land subject to conservation or
1806 preservation restrictions, as defined in section 47-42a of the general
1807 statutes, (E) coastal resources, as defined in section 22a-93 of the general
1808 statutes, (F) areas necessary for the protection of drinking water
1809 supplies, and (G) areas designated as likely to be inundated during a
1810 thirty-year flood event by the Marine Sciences Division of The
1811 University of Connecticut pursuant to the division's responsibilities to
1812 conduct sea level change scenarios pursuant to subsection (b) of section
1813 25-68o of the general statutes. The zoning commission may consult with
1814 any other agency of the municipality to determine whether a transit-
1815 oriented district is of reasonable size.

1816 (f) (1) A qualifying transit-oriented community shall allow the
1817 following developments as of right in any transit-oriented district: (A)
1818 Middle housing developments, if such development contains nine or
1819 fewer dwelling units; (B) developments that contain ten or more
1820 dwelling units where not less than thirty per cent of such units qualify

1821 as a set-aside development pursuant to section 8-30g of the general
1822 statutes, as amended by this act; and (C) developments on land owned
1823 by (i) the municipality in which such land is located, (ii) the state, (iii)
1824 the public housing authority of the municipality in which such district
1825 is located, (iv) any not-for-profit entity, and (v) any religious
1826 organization, as defined in section 49-31k of the general statutes, if such
1827 development is composed entirely of units that are subject to a deed
1828 restriction that requires, for not less than forty years after the initial
1829 occupation of the proposed development, that such units be sold or
1830 rented at, or below, a cost in rent or mortgage payments equivalent to
1831 not more than thirty per cent of the annual income of individuals and
1832 families earning sixty per cent of the median income of the state or the
1833 area median income as determined by the United States Department of
1834 Housing and Urban Development, whichever is less.

1835 (2) A qualifying transit-oriented community shall allow, as of right,
1836 the conversion of any residential development or commercial
1837 development into any development described in subdivision (1) of
1838 subsection (f) of this section on any lot located in a transit-oriented
1839 district.

1840 (3) Notwithstanding the provisions of this subsection, if a proposed
1841 development is required to have a public hearing by the inland wetlands
1842 agency of the municipality, such proposed development must receive
1843 such public hearing prior to such development's approval.

1844 (g) Each qualifying transit-oriented community shall require that any
1845 proposed development within any transit-oriented district that contains
1846 ten or more dwelling units that are not allowed as of right under
1847 subsection (f) of this section be subject to (1) a deed restriction that
1848 requires, for not less than forty years after the initial occupation of the
1849 proposed development, that a percentage of dwelling units, as set forth
1850 in subsection (h) of this section, be sold or rented at, or below, a cost in
1851 rent or mortgage payments equivalent to not more than thirty per cent
1852 of the annual income of individuals and families earning sixty per cent
1853 of the median income of the state or the area median income as

1854 determined by the United States Department of Housing and Urban
1855 Development, whichever is less; or (2) a contribution agreement
1856 pursuant to subsection (i) of this section.

1857 (h) The percentage of deed-restricted dwelling units required
1858 pursuant to subdivision (1) of subsection (g) of this section shall be
1859 determined based upon sales market typologies as described in the most
1860 recent Connecticut Housing Finance Authority Housing Needs
1861 Assessment:

1862 (1) Ten per cent for any municipality designated High
1863 Opportunity/Heating Market;

1864 (2) Ten per cent for any municipality designated High
1865 Opportunity/Cooling Market; and

1866 (3) Five per cent for any municipality designated Low
1867 Opportunity/Heating Market.

1868 (i) Any municipality that has adopted a transit-oriented district
1869 before October 1, 2025, shall be eligible for the receipt of discretionary
1870 infrastructure funding on a priority basis for developments in such
1871 district, regardless of whether such municipality is a qualifying transit-
1872 oriented community, provided such municipality meets the eligibility
1873 criteria for the discretionary infrastructure funding. Nothing in this
1874 section shall be construed to (1) require that a municipality that has
1875 adopted a transit-oriented district be determined to be a qualifying
1876 transit-oriented community, or (2) authorize the secretary to deem a
1877 municipality a qualifying transit-oriented community without the
1878 approval of such municipality.

1879 (j) Each qualifying transit-oriented community shall be eligible for
1880 additional funding pursuant to any program administered by the
1881 secretary if such community implements additional zoning criteria,
1882 including, but not limited to, higher density development, greater
1883 affordability of housing units than is required in subsection (h) of this
1884 section, the development of public land or public housing, the

1885 implementation of programs to encourage homeownership
1886 opportunities within such community and any additional criteria
1887 determined by the secretary.

1888 (k) (1) The secretary, in consultation with the interagency council on
1889 housing development established pursuant to section 24 of this act, shall
1890 develop guidelines concerning transit-oriented districts within
1891 qualifying transit-oriented communities, including, but not limited to,
1892 prioritizing mixed-use and mixed-income developments; increasing the
1893 availability of affordable housing; ensuring appropriate environmental
1894 considerations in the development of such districts, with an emphasis
1895 on the analysis of any potential impacts on environmental justice
1896 communities, as defined in section 22a-20a of the general statutes;
1897 increasing ridership of mass transit systems; increasing the feasibility of
1898 walking, biking and utilizing other means of mobility other than motor
1899 vehicle travel; reducing the need for motor vehicle travel; maximizing
1900 the availability of developable land; increasing the economic viability of
1901 development projects; reducing the length of time to approve
1902 applications for development; lot size; lot coverage; setback
1903 requirements; floor area ratio; height restrictions; and inclusionary
1904 zoning requirements. Such guidelines may include model ordinances,
1905 regulations or bylaws that may be adopted by a municipality pursuant
1906 to section 8-2 of the general statutes, as amended by this act. Except as
1907 provided in subdivision (2) of this subsection, regulations developed by
1908 a qualifying transit-oriented community concerning transit-oriented
1909 districts within such community shall substantially comply with the
1910 guidelines adopted by the secretary. The secretary, or the secretary's
1911 designee, may offer technical assistance to any qualifying transit-
1912 oriented community concerning the adoption of such regulations.

1913 (2) If a qualifying transit-oriented community seeks to adopt
1914 regulations concerning a transit-oriented district that do not
1915 substantially comply with the guidelines developed pursuant to
1916 subdivision (1) of this subsection, or subsection (f) or (g) of this section,
1917 such community shall seek an exemption by submitting an application,

1918 in a form and manner prescribed by the secretary, that specifies the
1919 reasons such community seeks to adopt regulations that do not
1920 substantially comply with the guidelines developed by the secretary, or
1921 subsection (f) or (g) of this section, except no community may seek an
1922 exemption from the provisions of subsection (f) or (g) of this section
1923 unless the secretary determines such community is a qualifying transit-
1924 oriented community pursuant to subsection (i) of this section. Not later
1925 than sixty days after the receipt of any such application, the secretary
1926 shall approve or deny such exemption in writing. The secretary shall not
1927 unreasonably withhold approval for any such exemption.

1928 (3) If an application submitted pursuant to subdivision (2) of this
1929 subsection is denied by the secretary, the transit-oriented community
1930 that submitted such application may opt out of the provisions of this
1931 section and no longer qualify for discretionary infrastructure funding
1932 on a priority basis pursuant to this section, provided such community
1933 shall return any discretionary infrastructure funding such community
1934 received pursuant to this section.

1935 (l) Notwithstanding the provisions of subsection (b) of this section,
1936 any qualifying transit-oriented community with one or more transit-
1937 oriented districts located in an activity zone, as identified in the state
1938 plan of conservation and development adopted under chapter 297 of the
1939 general statutes for the years 2025 to 2030, inclusive, shall be awarded
1940 discretionary infrastructure funding by the agency administering any
1941 such funding at a higher priority than a qualifying transit-oriented
1942 community without any such district located in any such zone.

1943 (m) The secretary, or the secretary's designee, may provide a
1944 municipality with an interpretation or written guidance concerning
1945 whether zoning regulations adopted or proposed to be adopted by such
1946 municipality, if such regulations apply to a transit-oriented district,
1947 comply with the requirements of section 8-2 of the general statutes, as
1948 amended by this act. Nothing in this subsection shall be construed to
1949 allow the secretary to impose any additional requirement upon any such
1950 district or municipality that is not specified in this section or section 8-2

1951 of the general statutes, as amended by this act.

1952 Sec. 23. (NEW) (*Effective October 1, 2025*) (a) For the purposes of this
1953 section, "qualifying transit-adjacent community" means a municipality
1954 (1) without a rapid transit station, (2) that borders a municipality that
1955 has one or more rapid transit stations or regular bus service stations,
1956 and (3) that designates a transit-oriented district in or adjacent to a
1957 downtown area located in such municipality;

1958 (b) A municipality may, by resolution of the municipality's legislative
1959 body, request that the State Responsible Growth Coordinator deem such
1960 municipality a qualifying transit-adjacent community. The coordinator
1961 shall designate such municipality a qualifying transit-adjacent
1962 community if the coordinator finds that such municipality (1) meets the
1963 definition of such community provided in subsection (a) of this section,
1964 and (2) is not a qualifying transit-oriented community.

1965 (c) A municipality deemed by the coordinator to be a qualifying
1966 transit-adjacent community shall be entitled to any discretionary
1967 infrastructure funding available to a qualifying transit-oriented
1968 community on a priority basis if such municipality adopts a transit-
1969 oriented district that complies with the requirements concerning such
1970 districts provided in section 22 of this act.

1971 Sec. 24. (NEW) (*Effective from passage*) (a) There is established an
1972 interagency council on housing development to advise and assist the
1973 State Responsible Growth Coordinator in reviewing regulations,
1974 developing guidelines and establishing programs concerning transit-
1975 oriented districts to support the responsible growth of housing in the
1976 state.

1977 (b) The council shall consist of the following regular members: (1) The
1978 State Responsible Growth Coordinator; (2) the Secretary of the Office of
1979 Policy and Management, or the secretary's designee; (3) the
1980 Commissioner of Housing, or the commissioner's designee; (4) the
1981 Commissioner of Economic and Community Development, or the

1982 commissioner's designee; (5) the Commissioner of Energy and
1983 Environmental Protection, or the commissioner's designee; (6) the
1984 Commissioner of Public Health, or the commissioner's designee; (7) the
1985 Commissioner of Transportation, or the commissioner's designee; (8)
1986 the chief executive officer of the Connecticut Housing Finance
1987 Authority, or the chief executive officer's designee; and (9) the chief
1988 executive officer of the Municipal Redevelopment Authority, or the
1989 chief executive officer's designee.

1990 (c) In addition to the regular members set forth in subsection (b) of
1991 this section, the council may consist of any ad hoc members that the
1992 State Responsible Growth Coordinator determines are necessary to
1993 complete the work of the council.

1994 (d) The chairperson of the council shall be the State Responsible
1995 Growth Coordinator.

1996 (e) The council shall convene not later than July 1, 2025, and meet not
1997 less than once every six months and more often upon the call of the
1998 chairperson, to:

1999 (1) Review and evaluate the plans, programs, regulations and policies
2000 of state or quasi-public agencies for opportunities to combine efforts and
2001 resources of such agencies to increase housing development;

2002 (2) Develop consistent reporting methods concerning data and
2003 documentation related to housing development;

2004 (3) Provide a forum to develop approaches to housing growth that
2005 balance both needs for conservation and development, including the
2006 need for additional housing and economic growth, the protection of
2007 natural resources and the maintenance and support for existing
2008 infrastructure;

2009 (4) Review existing discretionary grant programs to make
2010 recommendations to state or quasi-public agencies concerning the
2011 adherence of such programs with the goals established in the state plan

2012 of conservation and development adopted under chapter 297 of the
2013 general statutes. Such recommendations shall include, but need not be
2014 limited to, methods to increase the development of deed-restricted
2015 housing in transit-oriented districts and middle housing, as defined in
2016 section 8-1a of the general statutes; and

2017 (5) Develop guidelines, in consultation with the Secretary of the
2018 Office of Policy and Management and consistent with the requirements
2019 of subsection (l) of section 22 of this act, concerning the adoption and
2020 development of transit-oriented districts within qualifying transit-
2021 oriented communities.

2022 (f) Not later than October 1, 2026, the council shall submit a report, in
2023 accordance with the provisions of section 11-4a of the general statutes,
2024 to the joint standing committees of the General Assembly having
2025 cognizance of matters relating to planning and development and
2026 housing, concerning the recommendations and guidelines developed by
2027 the council pursuant to subdivisions (4) and (5) of subsection (e) of this
2028 section. The coordinator shall publish such recommendations and
2029 guidelines on the Internet web site of the Office of Policy and
2030 Management.

2031 (g) Not later than October 1, 2026, and annually thereafter, the council
2032 shall submit a report, in accordance with the provisions of section 11-4a
2033 of the general statutes, to the joint standing committees of the General
2034 Assembly having cognizance of matters relating to planning and
2035 development and housing, concerning the recommendations of the
2036 council.

2037 Sec. 25. (NEW) (*Effective October 1, 2025*) The Secretary of the Office
2038 of Policy and Management may, within available appropriations,
2039 establish a program to provide grants to regional councils of
2040 governments for the development of projects related to public transit
2041 infrastructure, bicycle infrastructure or pedestrian infrastructure.

2042 Sec. 26. Subsection (a) of section 8-169tt of the general statutes is

2043 repealed and the following is substituted in lieu thereof (*Effective October*
2044 *1, 2025*):

2045 (a) As used in this section, "housing growth zone" means (1) any area
2046 within a municipality in which applicable zoning regulations adopted
2047 pursuant to section 8-2, as amended by this act, are designed to facilitate
2048 substantial development of new dwelling units consistent with
2049 subsection (c) of this section, or (2) any transit-oriented district
2050 established by a municipality pursuant to section 22 of this act. Any
2051 housing growth zone shall encompass an entire development district
2052 and may include areas outside such district.

2053 Sec. 27. Subsection (f) of section 8-2o of the general statutes is
2054 repealed and the following is substituted in lieu thereof (*Effective October*
2055 *1, 2025*):

2056 (f) Notwithstanding the provisions of subsections (a) to (d), inclusive,
2057 of this section, the zoning commission or combined planning and
2058 zoning commission, as applicable, of a municipality, by a two-thirds
2059 vote, may initiate the process by which such municipality opts out of
2060 the provisions of said subsections regarding the allowance of accessory
2061 apartments, provided such commission: (1) First holds a public hearing
2062 in accordance with the provisions of section 8-7d on such proposed opt-
2063 out, (2) affirmatively decides to opt out of the provisions of said
2064 subsections within the period of time permitted under section 8-7d, (3)
2065 states [upon its] in the records of such commission the reasons for such
2066 decision, and (4) publishes notice of such decision in a newspaper
2067 having a substantial circulation in the municipality not later than fifteen
2068 days after such decision has been rendered. Thereafter, the
2069 municipality's legislative body or, in a municipality where the
2070 legislative body is a town meeting, [its] such municipality's board of
2071 selectmen, by a two-thirds vote, may complete the process by which
2072 such municipality opts out of the provisions of subsections (a) to (d),
2073 inclusive, of this section, except that, on and after January 1, 2023, no
2074 municipality may opt out of the provisions of said subsections.

2075 Sec. 28. Section 8-2o of the general statutes is amended by adding
2076 subsection (g) as follows (*Effective October 1, 2025*):

2077 (NEW) (g) Notwithstanding any prior action of the municipality to
2078 opt out of the provisions of subsections (a) to (d), inclusive, of this
2079 section, pursuant to subsection (f) of this section, any owner of real
2080 property located within a transit-oriented district, as defined in section
2081 22 of this act, who has owned real property in the municipality for not
2082 fewer than three years may construct an accessory apartment as of right
2083 on such real property, provided such accessory apartment complies
2084 with any structural or architectural requirements imposed by any
2085 zoning regulations adopted pursuant to section 8-2, as amended by this
2086 act.

2087 Sec. 29. (*Effective from passage*) The Secretary of the Office of Policy
2088 and Management shall, within available appropriations and in
2089 coordination with the interagency council on housing development
2090 established pursuant to section 24 of this act, conduct a state-wide
2091 wastewater capacity study that evaluates the capacity, flows, physical
2092 conditions, regulatory compliance and vulnerabilities to natural
2093 hazards of publicly and privately owned wastewater infrastructure. In
2094 conducting the study, the secretary shall identify areas underserved by
2095 wastewater infrastructure and existing wastewater capacity limitations
2096 and make recommendations for efficient investments in wastewater
2097 infrastructure to support housing and economic development while
2098 protecting public and environmental health. Not later than July 1, 2026,
2099 the secretary shall submit a report, in accordance with the provisions of
2100 section 11-4a of the general statutes, on the secretary's findings and
2101 recommendations to the joint standing committees of the General
2102 Assembly having cognizance of matters relating to planning and
2103 development, housing, economic development and the environment.
2104 The secretary shall also submit such report to the members of the
2105 interagency council on housing development.

2106 Sec. 30. Section 10-285a of the general statutes is amended by adding
2107 subsection (l) as follows (*Effective July 1, 2025*):

2108 (NEW) (l) On and after July 1, 2025, for applications submitted
2109 pursuant to subsection (a) of section 10-283, the percentage of school
2110 building project grant money a local board of education may be eligible
2111 to receive shall be increased for a five-year period in accordance with
2112 this subsection if, prior to December first of the year in which the board
2113 submits an application for a grant, such board submits a written
2114 determination issued by the Commissioner of Housing within such year
2115 finding that the municipality in which the school building project is to
2116 occur meets one of the thresholds of affordable housing, as provided in
2117 section 8-30g, as amended by this act, specified in subdivisions (1) to (3),
2118 inclusive, of this subsection. A local board of education shall be eligible
2119 to receive the following increase in such grant money: (1) Five per cent
2120 if the municipality for such board meets or exceeds a ten per cent
2121 threshold of affordable housing, (2) three per cent if the municipality for
2122 such board meets at least eight per cent but less than ten per cent of such
2123 threshold of affordable housing, and (3) two per cent if the municipality
2124 for such board meets at least six per cent but less than eight per cent of
2125 such threshold of affordable housing.

2126 Sec. 31. (*Effective July 1, 2025*) (a) The Commissioner of Housing shall,
2127 within available bond authorizations, develop and administer a
2128 program to provide funding for proposed projects that create
2129 employment opportunities in the construction industry to develop
2130 affordable housing.

2131 (b) On and after July 1, 2026, an eligible project sponsor may submit
2132 an application, in a form and manner provided by the commissioner, to
2133 receive funds from the program for a proposed project. The
2134 commissioner shall establish criteria for awarding funds pursuant to
2135 this section. Such criteria for awarding funds pursuant to this section
2136 shall include, but need not be limited to, a requirement that (1) an
2137 applicant secure coinvestment funding in the proposed project by a
2138 union pension fund or comingled fund of union pension fund
2139 investments with a demonstrated record of successful investment in the
2140 construction of affordable housing, (2) the proposed project be covered

2141 by a project labor agreement, and (3) an applicant be committed to
2142 workforce training by adhering to state-registered apprenticeship
2143 standards and apprenticeship readiness programs.

2144 (c) All housing built with funds received from the program
2145 established pursuant to this section shall remain affordable, through the
2146 use of deeds containing covenants or restrictions that require such
2147 housing to be sold or rented at, or below, prices that will preserve the
2148 unit as housing, for a period of not less than forty years, for which
2149 persons and families pay thirty per cent or less of income, where such
2150 income is less than or equal to eighty per cent of the median income or
2151 other means selected by the commissioner.

2152 (d) The commissioner shall not approve financing for a proposed
2153 project later than three years after the Department of Housing is
2154 allocated funds for the program established pursuant to this section.

2155 Sec. 32. Section 7-148b of the general statutes is repealed and the
2156 following is substituted in lieu thereof (*Effective July 1, 2025*):

2157 (a) For purposes of this section and sections 7-148c to 7-148f,
2158 inclusive, "seasonal basis" means housing accommodations rented for a
2159 period or periods aggregating not more than one hundred twenty days
2160 in any one calendar year, [and] "rental charge" includes any fee or
2161 charge in addition to rent that is imposed or sought to be imposed upon
2162 a tenant by a landlord, and "municipality" means a town, city or
2163 consolidated town and city.

2164 (b) [Any town, city or borough may, and any town, city or borough
2165 with a population of twenty-five thousand or more, as determined by
2166 the most recent decennial census,] Each municipality shall, through its
2167 legislative body, adopt an ordinance that (1) creates a fair rent
2168 commission, (2) establishes or joins the municipality in a joint fair rent
2169 commission pursuant to subsection (d) of this section, or (3) joins the
2170 municipality in a regional fair rent commission pursuant to subsection
2171 (e) of this section. Any such commission shall make studies and

2172 investigations, conduct hearings and receive complaints relative to
2173 rental charges on housing accommodations, except those
2174 accommodations rented on a seasonal basis, within its jurisdiction,
2175 which term shall include mobile manufactured homes and mobile
2176 manufactured home park lots, in order to control and eliminate
2177 excessive rental charges on such accommodations, and to carry out the
2178 provisions of sections 7-148b to 7-148f, inclusive, as amended by this act,
2179 section 47a-20 and subsection (b) of section 47a-23c. The commission, for
2180 such purposes, may compel the attendance of persons at hearings, issue
2181 subpoenas and administer oaths, issue orders and continue, review,
2182 amend, terminate or suspend any of its orders and decisions. The
2183 commission may be empowered to retain legal counsel to advise it.

2184 (c) [Any town, city or borough required to create a fair rent
2185 commission pursuant to subsection (b) of this section] Each
2186 municipality shall adopt an ordinance creating [such] a fair rent
2187 commission, or joining a joint fair rent commission or regional fair rent
2188 commission, on or before [July 1, 2023] January 1, 2028. No municipality
2189 that has created a fair rent commission prior to July 1, 2025, shall abolish
2190 such commission before January 1, 2028, unless such municipality joins
2191 a joint fair rent commission or regional fair rent commission pursuant
2192 to this section. Not later than thirty days after the adoption of such
2193 ordinance, the chief executive officer of such [town, city or borough]
2194 municipality shall (1) notify the Commissioner of Housing that such
2195 commission has been created or joined by such municipality, and (2)
2196 transmit a copy of the ordinance adopted by the [town, city or borough]
2197 municipality to the commissioner.

2198 (d) [Any two] Two or more [towns, cities or boroughs not subject to
2199 the requirements of subsection (b) of this section] contiguous
2200 municipalities may, [through their legislative bodies, create] by
2201 concurrent ordinances adopted by their legislative bodies, establish a
2202 joint fair rent commission. Any municipality that is contiguous to a
2203 municipality that is a member of an existing joint fair rent commission
2204 may become a member of such joint fair rent commission upon the

2205 adoption of an ordinance by such municipality's legislative body. Any
2206 municipality that is a member of a joint fair rent commission may, by
2207 vote of its legislative body, elect to withdraw from such commission,
2208 provided such withdrawing municipality creates its own fair rent
2209 commission or joins another joint fair rent commission or regional fair
2210 rent commission in compliance with the requirements of this section.

2211 (e) A regional council of governments formed pursuant to section 4-
2212 124j may establish a regional fair rent commission. Any municipality
2213 that is a member of such council may join such regional fair rent
2214 commission upon the adoption of an ordinance by such municipality's
2215 legislative body.

2216 Sec. 33. (NEW) (*Effective October 1, 2025*) (a) As used in this section:

2217 (1) "Summary review" has the same meaning as provided in section
2218 8-2r of the general statutes;

2219 (2) "Commercial building" means a structure designed or used
2220 primarily for nonresidential purposes, including, but not limited to,
2221 hotels, retail space and office space. "Commercial building" does not
2222 include an industrial building;

2223 (3) "Dwelling unit" has the same meaning as provided in section 47a-
2224 1 of the general statutes;

2225 (4) "Industrial building" means a structure that is used primarily for
2226 industrial activity and is generally not open to the public, including, but
2227 not limited to, warehouses, factories and storage facilities; and

2228 (5) "Residential development" means a structure or structures, or a
2229 portion of a structure, that contains one or more dwelling units.

2230 (b) Any zoning regulations adopted pursuant to section 8-2 of the
2231 general statutes, as amended by this act, shall allow the conversion or
2232 partial conversion of any commercial building into a residential
2233 development subject only to summary review if the owner of such

2234 building certifies in writing to the municipality, in a form and manner
2235 prescribed by the municipality, that such building has (1) been vacant,
2236 or (2) had an average occupancy rate of less than fifty per cent over the
2237 one-year period immediately preceding the application for such
2238 conversion or partial conversion.

2239 (c) A municipality shall not condition the approval of the conversion
2240 or partial conversion of a commercial building into a residential
2241 development on the correction of a nonconforming use, structure or lot.

2242 (d) Nothing in this section shall be interpreted or enforced to exempt
2243 the conversion or partial conversion of a commercial building into a
2244 residential development from the requirements of any applicable
2245 building code, fire safety code or fire prevention code. No municipality
2246 shall unreasonably delay any inspection required in connection with
2247 such conversion or partial conversion.

2248 (e) The summary review application and review process for approval
2249 of the conversion or partial conversion of a commercial building into a
2250 residential development shall require that a decision on any such
2251 application be rendered not later than sixty-five days after receipt of
2252 such application by the applicable planning commission, zoning
2253 commission or combined planning and zoning commission, except that
2254 an applicant may consent to one or more extensions of not more than an
2255 additional sixty-five days or may withdraw such application.

2256 (f) Notwithstanding the provisions of section 12-62 of the general
2257 statutes, no municipality shall subject a commercial building that has
2258 been converted or partially converted under this section to a
2259 revaluation, as defined in section 12-62 of the general statutes, for a
2260 period of three years from the date of issuance of a certificate of
2261 occupancy in connection with such conversion or partial conversion.

2262 Sec. 34. (*Effective July 1, 2025*) The Connecticut Housing Finance
2263 Authority shall, as part of the homeownership loan program, and within
2264 the resources allocated by the State Bond Commission to the

2265 Department of Housing for the purposes of said program, expand the
2266 pilot program known as the Smart Rate Pilot Interest Rate Reduction
2267 Program to provide additional mortgage borrowers who are eligible for
2268 such pilot program with the benefits provided pursuant to the pilot
2269 program.

2270 Sec. 35. Subsection (a) of section 47a-23 of the general statutes is
2271 repealed and the following is substituted in lieu thereof (*Effective July 1,*
2272 *2025*):

2273 (a) When the owner or lessor, or the owner's or lessor's legal
2274 representative, or the owner's or lessor's attorney-at-law, or in-fact,
2275 desires to obtain possession or occupancy of any land or building, any
2276 apartment in any building, any dwelling unit, any trailer, or any land
2277 upon which a trailer is used or stands, and (1) when a rental agreement
2278 or lease of such property, whether in writing or by parol, terminates for
2279 any of the following reasons: (A) By lapse of time; (B) by reason of any
2280 expressed stipulation therein; (C) violation of the rental agreement or
2281 lease or of any rules or regulations adopted in accordance with section
2282 47a-9 or 21-70; (D) nonpayment of rent within the grace period provided
2283 for residential property in section 47a-15a, as amended by this act, or
2284 21-83, as amended by this act, except this subparagraph shall not apply
2285 if the owner or lessor's online rental payment system prevents such
2286 payment of rent within the grace period provided for residential
2287 property in section 47a-15a, as amended by this act, or 21-83, as
2288 amended by this act; (E) nonpayment of rent when due for commercial
2289 property; (F) violation of section 47a-11 or subsection (b) of section
2290 21-82; (G) nuisance, as defined in section 47a-32, or serious nuisance, as
2291 defined in section 47a-15 or 21-80; or (2) when such premises, or any part
2292 thereof, is occupied by one who never had a right or privilege to occupy
2293 such premises; or (3) when one originally had the right or privilege to
2294 occupy such premises but such right or privilege has terminated; or (4)
2295 when an action of summary process or other action to dispossess a
2296 tenant is authorized under subsection (b) of section 47a-23c for any of
2297 the following reasons: (A) Refusal to agree to a fair and equitable rent

2298 increase, as defined in subsection (c) of section 47a-23c, (B) permanent
2299 removal by the landlord of the dwelling unit of such tenant from the
2300 housing market, or (C) bona fide intention by the landlord to use such
2301 dwelling unit as such landlord's principal residence; or (5) when a farm
2302 employee, as described in section 47a-30, or a domestic servant,
2303 caretaker, manager or other employee, as described in subsection (b) of
2304 section 47a-36, occupies such premises furnished by the employer and
2305 fails to vacate such premises after employment is terminated by such
2306 employee or the employer or after such employee fails to report for
2307 employment, such owner or lessor, or such owner's or lessor's legal
2308 representative, or such owner's or lessor's attorney-at-law, or in-fact,
2309 shall give notice to each lessee or occupant to quit possession or
2310 occupancy of such land, building, apartment or dwelling unit, at least
2311 three days before the termination of the rental agreement or lease, if any,
2312 or before the time specified in the notice for the lessee or occupant to
2313 quit possession or occupancy.

2314 Sec. 36. Section 47a-15a of the general statutes is repealed and the
2315 following is substituted in lieu thereof (*Effective July 1, 2025*):

2316 (a) If rent is unpaid when due and the tenant fails to pay rent within
2317 nine days thereafter or, in the case of a one-week tenancy, within four
2318 days thereafter, the landlord may terminate the rental agreement in
2319 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive,
2320 as amended by this act, except that such nine-day or four-day time
2321 period shall be extended an additional five days if a landlord's online
2322 rental payment system prevented the payment of rent when due. For
2323 purposes of this section, "grace period" means the nine-day or four-day
2324 time periods or the extension of such time periods identified in this
2325 subsection, as applicable.

2326 (b) If a rental agreement contains a valid written agreement to pay a
2327 late charge in accordance with subsection (a) of section 47a-4 a landlord
2328 may assess a tenant such a late charge on a rent payment made
2329 subsequent to the grace period in accordance with this section. Such late
2330 charge may not exceed the lesser of (1) five dollars per day, up to a

2331 maximum of fifty dollars, or (2) five per cent of the delinquent rent
2332 payment or, in the case of a rental agreement paid in whole or in part by
2333 a governmental or charitable entity, five per cent of the tenant's share of
2334 the delinquent rent payment. The landlord may not assess more than
2335 one late charge upon a delinquent rent payment, regardless of how long
2336 the rent remains unpaid.

2337 Sec. 37. Section 21-83 of the general statutes is repealed and the
2338 following is substituted in lieu thereof (*Effective July 1, 2025*):

2339 (a) An owner and a resident may include in a rental agreement terms
2340 and conditions not prohibited by law, including rent, term of the
2341 agreement and other provisions governing the rights and obligations of
2342 the parties. No rental agreement shall contain the following:

2343 (1) Any provision by which the resident agrees to waive or forfeit
2344 rights or remedies under this chapter and sections 47a-21, 47a-23 to 47a-
2345 23b, inclusive, as amended by this act, 47a-26 to 47a-26h, inclusive, 47a-
2346 35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section
2347 of the general statutes or any municipal ordinance, unless such section
2348 or ordinance expressly states that such rights may be waived;

2349 (2) Any provision which permits the owner to terminate the rental
2350 agreement for failure to pay rent unless such rent is unpaid when due
2351 and the resident fails to pay rent within (A) nine days thereafter, or (B)
2352 fourteen days thereafter if an online rental payment system prevented
2353 the payment of rent when due;

2354 (3) Any provision which permits the owner to collect a penalty fee for
2355 late payment of rent without allowing the resident a minimum of nine
2356 days beyond the due date in which to remit or which provides for the
2357 payment of rent in a reduced amount if such rent is paid prior to the
2358 expiration of such grace period;

2359 (4) Any provision which permits the owner to charge a penalty for
2360 late payment of rent in excess of five per cent of the total rent due for the
2361 mobile manufactured home space or lot or four per cent of the total rent

2362 due for the mobile manufactured home and mobile manufactured home
2363 space or lot;

2364 (5) Any provision which allows the owner to increase the total rent
2365 or change the payment arrangements during the term of the rental
2366 agreement;

2367 (6) Any provision allowing the owner to charge an amount in excess
2368 of one month's rent for a security deposit or to retain the security deposit
2369 upon termination of the rental agreement if the resident has paid his
2370 rent in full as of the date of termination and has caused no damage to
2371 the property of the owner or to waive the resident's right to the interest
2372 on the security deposit pursuant to section 47a-21;

2373 (7) Any provision allowing the owner to charge an entrance fee to a
2374 resident assuming occupancy;

2375 (8) Any provision authorizing the owner to confess judgment on a
2376 claim arising out of the rental agreement;

2377 (9) Any provision which waives any cause of action against or
2378 indemnification from an owner, by a resident for any injury or harm
2379 caused to such resident, his family or his guests, or to his property, or
2380 the property of his family or his guests resulting from any negligence of
2381 the owner, his agents or his assigns in the maintenance of the premises
2382 or which otherwise agrees to the exculpation or limitation of any
2383 liability of the owner arising under law or to indemnify the owner for
2384 that liability or the costs connected therewith;

2385 (10) Any provision permitting the owner to dispossess the resident
2386 without resort to court order;

2387 (11) Any provision consenting to the distraint of the resident's
2388 property for rent;

2389 (12) Any provision agreeing to pay the owner's attorney's fees in
2390 excess of fifteen per cent of any judgment against the resident in any

2391 action in which money damages are awarded;

2392 (13) Any provision which denies to the resident the right to treat as a
2393 breach of the agreement, a continuing violation by the owner,
2394 substantial in nature, of any provision set forth in the rental agreement
2395 or of any state statute unless the owner discontinues such violation
2396 within a reasonable time after written notice is given by the resident by
2397 registered or certified mail.

2398 (b) A provision prohibited by this chapter included in a rental
2399 agreement is unenforceable.

2400 Sec. 38. Section 29-195 of the general statutes is repealed and the
2401 following is substituted in lieu thereof (*Effective October 1, 2025*):

2402 (a) Each elevator or escalator shall be thoroughly inspected by a
2403 department elevator inspector at least once each eighteen months,
2404 except (1) elevators located in private residences shall be inspected upon
2405 the request of the owner, and (2) as provided in subsection (b) of this
2406 section. More frequent inspections of any elevator or escalator shall be
2407 made if the condition thereof indicates that additional inspections are
2408 necessary or desirable.

2409 (b) Each elevator at a privately owned multifamily housing project,
2410 as defined in section 29-453a, shall be thoroughly inspected by a
2411 department elevator inspector at least once each twelve months. For
2412 each such inspection, the department elevator inspector shall submit a
2413 report to the State Building Inspector that describes the status of each
2414 elevator at such housing project, describes the status of any elevator
2415 repair and estimates the duration of time during which any inoperable
2416 elevator at such housing project is expected to remain inoperable.

2417 Sec. 39. Subsection (l) of section 8-30g of the general statutes is
2418 repealed and the following is substituted in lieu thereof (*Effective July 1,*
2419 *2025*):

2420 (l) (1) Except as provided in subdivision (2) of this subsection, the

2421 affordable housing appeals procedure established under this section
2422 shall not be applicable to an affordable housing application filed with a
2423 commission during a moratorium, which shall commence after (A) a
2424 certification of affordable housing project completion issued by the
2425 commissioner is published in the Connecticut Law Journal, or (B) notice
2426 of a provisional approval is published pursuant to subdivision (4) of this
2427 subsection. Any such moratorium shall be for a period of four years,
2428 except that for any municipality that has (i) twenty thousand or more
2429 dwelling units, as reported in the most recent United States decennial
2430 census, and (ii) previously qualified for a moratorium in accordance
2431 with this section, any subsequent moratorium shall be for a period of
2432 five years. Any moratorium that is in effect on October 1, 2002, is
2433 extended by one year.

2434 (2) Such moratorium shall not apply to (A) affordable housing
2435 applications for assisted housing in which ninety-five per cent of the
2436 dwelling units are restricted to persons and families whose income is
2437 less than or equal to sixty per cent of the median income, (B) other
2438 affordable housing applications for assisted housing containing forty or
2439 fewer dwelling units, or (C) affordable housing applications which were
2440 filed with a commission pursuant to this section prior to the date upon
2441 which the moratorium takes effect.

2442 (3) Eligible units completed before a moratorium has begun, but that
2443 were not counted toward establishing eligibility for such moratorium,
2444 may be counted toward establishing eligibility for a subsequent
2445 moratorium. Eligible units completed after a moratorium has begun
2446 may be counted toward establishing eligibility for a subsequent
2447 moratorium.

2448 (4) (A) [The] Except as provided in subparagraph (B) of this
2449 subdivision, the commissioner shall issue a certificate of affordable
2450 housing project completion for the purposes of this subsection upon
2451 finding that there has been completed within the municipality one or
2452 more affordable housing developments which create housing unit-
2453 equivalent points equal to (i) the greater of two per cent of all dwelling

2454 units in the municipality, as reported in the most recent United States
2455 decennial census, or seventy-five housing unit-equivalent points, or (ii)
2456 for any municipality that has (I) adopted an affordable housing plan in
2457 accordance with section 8-30j, as amended by this act, (II) twenty
2458 thousand or more dwelling units, as reported in the most recent United
2459 States decennial census, and (III) previously qualified for a moratorium
2460 in accordance with this section, one and one-half per cent of all dwelling
2461 units in the municipality, as reported in the most recent United States
2462 decennial census.

2463 (B) If a municipality has received a final letter of eligibility from the
2464 commissioner pursuant to sections 43 and 44 of this act, the
2465 commissioner shall issue a certificate of affordable housing completion
2466 to such municipality at such time as, upon application, the
2467 commissioner determines, in the commissioner's discretion, that the
2468 municipality is in compliance with the following conditions: The
2469 municipality remains in compliance with all requirements for a final
2470 letter of eligibility, and there has been completed within the
2471 municipality one or more affordable housing developments which
2472 create housing unit-equivalent points equal to (i) the greater of one and
2473 three-quarter per cent of all dwelling units in the municipality, as
2474 reported in the most recent United States decennial census, or sixty-five
2475 housing unit-equivalent points, or (ii) for any municipality that (I) has
2476 adopted an affordable housing plan in accordance with section 8-30j, as
2477 amended by this act, (II) has twenty thousand or more dwelling units,
2478 as reported in the most recent United States decennial census, and (III)
2479 previously qualified for a moratorium in accordance with this section,
2480 one and one-half per cent of all dwelling units in the municipality, as
2481 reported in the most recent United States decennial census.

2482 [(B)] (C) A municipality may apply for a certificate of affordable
2483 housing project completion pursuant to this subsection by applying in
2484 writing to the commissioner, and including documentation showing
2485 that the municipality has accumulated the required number of points
2486 within the applicable time period. Such documentation shall include the

2487 location of each dwelling unit being counted, the number of points each
2488 dwelling unit has been assigned, and the reason, pursuant to this
2489 subsection, for assigning such points to such dwelling unit. Upon
2490 receipt of such application, the commissioner shall promptly cause a
2491 notice of the filing of the application to be published in the Connecticut
2492 Law Journal, stating that public comment on such application shall be
2493 accepted by the commissioner for a period of thirty days after the
2494 publication of such notice. Not later than ninety days after the receipt of
2495 such application, the commissioner shall either approve or reject such
2496 application. Such approval or rejection shall be accompanied by a
2497 written statement of the reasons for approval or rejection, pursuant to
2498 the provisions of this subsection. If the application is approved, the
2499 commissioner shall promptly cause a certificate of affordable housing
2500 project completion to be published in the Connecticut Law Journal. If
2501 the commissioner fails to either approve or reject the application within
2502 such ninety-day period, such application shall be deemed provisionally
2503 approved, and the municipality may cause notice of such provisional
2504 approval to be published in a conspicuous manner in a daily newspaper
2505 having general circulation in the municipality, in which case, such
2506 moratorium shall take effect upon such publication. The municipality
2507 shall send a copy of such notice to the commissioner. Such provisional
2508 approval shall remain in effect unless the commissioner subsequently
2509 acts upon and rejects the application, in which case the moratorium shall
2510 terminate upon notice to the municipality by the commissioner.

2511 (5) For the purposes of this subsection, "elderly units" are dwelling
2512 units whose occupancy is restricted by age, "family units" are dwelling
2513 units whose occupancy is not restricted by age, and "resident-owned
2514 mobile manufactured home park" has the same meaning as provided in
2515 subsection (k) of this section.

2516 (6) For the purposes of this subsection, housing unit-equivalent
2517 points shall be determined by the commissioner as follows: (A) No
2518 points shall be awarded for a unit unless its occupancy is restricted to
2519 persons and families whose income is equal to or less than eighty per

2520 cent of the median income, except that (i) unrestricted units in a set-
2521 aside development shall be awarded one-quarter point each; [.] and (ii)
2522 dwelling units in middle housing developed as of right pursuant to
2523 section 8-2s shall be awarded one-quarter point each; [.] (B) [Family]
2524 family units restricted to persons and families whose income is equal to
2525 or less than eighty per cent of the median income shall be awarded one
2526 point if an ownership unit and one and one-half points if a rental unit;
2527 [.] (C) [Family] family units restricted to persons and families whose
2528 income is equal to or less than sixty per cent of the median income shall
2529 be awarded one and one-half points if an ownership unit and two points
2530 if a rental unit; [.] (D) [Family] family units restricted to persons and
2531 families whose income is equal to or less than forty per cent of the
2532 median income shall be awarded two points if an ownership unit and
2533 two and one-half points if a rental unit; [.] (E) [Elderly] elderly units
2534 restricted to persons and families whose income is equal to or less than
2535 eighty per cent of the median income shall be awarded one-half point;
2536 [.] (F) [A] a set-aside development containing family units which are
2537 rental units shall be awarded additional points equal to twenty-two per
2538 cent of the total points awarded to such development, provided the
2539 application for such development was filed with the commission prior
2540 to July 6, 1995; [.] (G) [A] a mobile manufactured home in a resident-
2541 owned mobile manufactured home park shall be awarded points as
2542 follows: (i) One and one-half points when occupied by persons and
2543 families with an income equal to or less than eighty per cent of the
2544 median income; [.] (ii) two points when occupied by persons and
2545 families with an income equal to or less than sixty per cent of the median
2546 income; [.] and (iii) one-fourth point for the remaining units; and (H)
2547 any unit described in subparagraphs (A) to (G), inclusive, of this
2548 subdivision shall be awarded an additional one-quarter point, provided
2549 such unit was constructed by or in conjunction with a housing authority,
2550 as defined in section 8-40, of a neighboring municipality.

2551 (7) Points shall be awarded only for dwelling units which (A) were
2552 newly-constructed units in an affordable housing development, as that
2553 term was defined at the time of the affordable housing application, for

2554 which a certificate of occupancy was issued after July 1, 1990, (B) were
2555 newly subjected after July 1, 1990, to deeds containing covenants or
2556 restrictions which require that, for at least the duration required by
2557 subsection (a) of this section for set-aside developments on the date
2558 when such covenants or restrictions took effect, such dwelling units
2559 shall be sold or rented at, or below, prices which will preserve the units
2560 as affordable housing for persons or families whose income does not
2561 exceed eighty per cent of the median income, or (C) are located in a
2562 resident-owned mobile manufactured home park.

2563 (8) Points shall be subtracted, applying the formula in subdivision (6)
2564 of this subsection, for any affordable dwelling unit which, on or after
2565 July 1, 1990, was affected by any action taken by a municipality which
2566 caused such dwelling unit to cease being counted as an affordable
2567 dwelling unit.

2568 (9) A newly-constructed unit shall be counted toward a moratorium
2569 when it receives a certificate of occupancy. A newly-restricted unit shall
2570 be counted toward a moratorium when its deed restriction takes effect.

2571 (10) The affordable housing appeals procedure shall be applicable to
2572 affordable housing applications filed with a commission after a three-
2573 year moratorium expires, except (A) as otherwise provided in
2574 subsection (k) of this section, or (B) when sufficient unit-equivalent
2575 points have been created within the municipality during one
2576 moratorium to qualify for a subsequent moratorium.

2577 (11) The commissioner shall, within available appropriations, adopt
2578 regulations in accordance with chapter 54 to carry out the purposes of
2579 this subsection. Such regulations shall specify the procedure to be
2580 followed by a municipality to obtain a moratorium, and shall include
2581 the manner in which a municipality is to document the units to be
2582 counted toward a moratorium. A municipality may apply for a
2583 moratorium in accordance with the provisions of this subsection prior
2584 to, as well as after, such regulations are adopted.

2585 Sec. 40. (*Effective from passage*) The majority leaders' roundtable group
2586 on affordable housing, established pursuant to section 2-139 of the
2587 general statutes, shall conduct a study to consider the potential issues
2588 and benefits of changing the moratorium requirement provided in
2589 subsection (k) of section 8-30g of the general statutes from a percentage
2590 of certain dwelling units located in a municipality to a flat numerical
2591 value. Not later than February 1, 2026, the roundtable group shall
2592 submit a report, in accordance with the provisions of section 11-4a of the
2593 general statutes, on its findings and any recommendations to the joint
2594 standing committee of the General Assembly having cognizance of
2595 matters relating to housing.

2596 Sec. 41. (*Effective July 1, 2025*) The Commissioner of Housing shall,
2597 within available resources, establish and administer an Affordable
2598 Housing Real Estate Investment Trust pilot program. Such pilot
2599 program shall be for the purpose of providing grants to entities for
2600 purposes of acquiring housing units that are subject to long-term deed
2601 restrictions requiring the units to be maintained as affordable housing,
2602 provided such units are located in municipalities in the state with
2603 populations of at least one hundred thirty thousand but less than one
2604 hundred forty thousand, as determined by the most recent federal
2605 decennial census. Participation in such pilot program shall be by
2606 application, submitted in a form and manner prescribed by the
2607 commissioner. For the purposes of this section, "municipality" has the
2608 same meaning as provided in section 7-148 of the general statutes.

2609 Sec. 42. (NEW) (*Effective July 1, 2025*) As used in this section and
2610 sections 43 and 44 of this act:

2611 (1) "Approved priority housing development zone" means a priority
2612 housing development zone for which a final letter of eligibility has been
2613 issued by the Commissioner of Housing pursuant to section 43 of this
2614 act.

2615 (2) "Developable land" means the area within the boundaries of an
2616 approved priority housing development zone that feasibly can be

2617 developed into residential uses consistent with the provisions of this
2618 section. "Developable land" does not include: (A) Land already
2619 committed to a public use or purpose, whether publicly or privately
2620 owned; (B) existing parks, recreation areas and open space that is
2621 dedicated to the public or subject to a recorded conservation easement;
2622 (C) land otherwise subject to an enforceable restriction on or prohibition
2623 of development; (D) wetlands or watercourses as defined in chapter 440
2624 of the general statutes; and (E) areas of one-half or more acres of
2625 contiguous land that are unsuitable for development due to topographic
2626 features, such as steep slopes.

2627 (3) "Dwelling unit" has the same meaning as provided in section 47a-
2628 1 of the general statutes.

2629 (4) "Eligible location" means an area within existing residential or
2630 commercial districts suitable for development as a priority housing
2631 development zone.

2632 (5) "Historic district" means a historic district established pursuant to
2633 chapter 97a of the general statutes.

2634 (6) "Priority housing development zone" means a zone adopted by a
2635 zoning commission pursuant to this section and sections 43 and 44 of
2636 this act as an overlay to one or more existing zones in an eligible
2637 location.

2638 (7) "Letter of eligibility" means a preliminary or final letter issued to
2639 a municipality by the commissioner pursuant to section 44 of this act.

2640 (8) "Multifamily housing" means a building that contains or will
2641 contain three or more residential dwelling units.

2642 (9) "Open space" means land or a permanent interest in land that is
2643 used for or satisfies one or more of the criteria listed in subsection (b) of
2644 section 7-131d of the general statutes.

2645 (10) "Commissioner" means the Commissioner of Housing, or the

2646 commissioner's designee.

2647 (11) "Townhouse housing" means a residential building consisting of
2648 single-family dwelling units constructed in a group of three or more
2649 attached units in which each unit extends from foundation to roof and
2650 has exterior walls on at least two sides.

2651 (12) "Zoning commission" means a municipal agency designated or
2652 authorized to exercise zoning powers under chapter 124 of the general
2653 statutes or a special act and includes an agency that exercises both
2654 planning and zoning authority.

2655 Sec. 43. (NEW) (*Effective July 1, 2025*) (a) Notwithstanding the
2656 provisions of any charter or special act, a zoning commission may adopt
2657 regulations, as part of any zoning regulations adopted under section 8-
2658 2 of the general statutes, as amended by this act, or any special act, that
2659 establish a priority housing development zone in accordance with the
2660 provisions of this section.

2661 (b) A priority housing development zone shall satisfy the following
2662 requirements:

2663 (1) The zone shall be consistent with the state plan of conservation
2664 and development and be located in an eligible location.

2665 (2) The commissioner determines, in the commissioner's discretion,
2666 that the regulations establishing a priority housing development zone
2667 are likely to substantially increase the production of new dwelling units
2668 necessary to meet housing needs within the zone, including addressing
2669 the provisions identified in subdivisions (4) to (6), inclusive, of
2670 subsection (b) of section 8-2 of the general statutes, as amended by this
2671 act.

2672 (3) The regulations establishing a priority housing development zone
2673 shall permit, as of right, multifamily housing, as provided in this
2674 section.

2675 (4) The minimum allowable density for a priority housing
2676 development zone, per acre of developable land, shall be: (A) Four units
2677 per acre for single-family detached housing; (B) six units per acre for
2678 duplex or townhouse housing; and (C) ten units per acre for multifamily
2679 housing.

2680 (5) The minimum densities prescribed in subdivision (4) of this
2681 subsection shall be subject only to site plan or subdivision procedures,
2682 submission requirements and approval standards of the municipality
2683 and shall not be subject to special permit or special exception
2684 procedures, requirements or standards.

2685 (6) A priority housing development zone may consist of one or more
2686 subzones, provided each subzone and the zone as a whole comply with
2687 the requirements of this section.

2688 (7) A priority housing development zone shall be not less than ten
2689 per cent of the total developable land within a municipality.

2690 (8) The regulations establishing a priority housing development zone
2691 shall satisfy the provisions set forth in section 8-2 of the general statutes,
2692 as amended by this act, including, but not limited to, subdivisions (4) to
2693 (6), inclusive, of subsection (b) of said section.

2694 (c) A zoning commission may modify, waive or eliminate
2695 dimensional standards contained in the zone or zones that underlie a
2696 priority housing development zone in order to support the minimum or
2697 desired densities, mix of uses or physical compatibility in the priority
2698 housing development zone. Standards subject to modification, waiver
2699 or elimination by a zoning commission include, but shall not be limited
2700 to, building height, setbacks, lot coverage, parking ratios and road
2701 design standards.

2702 (d) The regulations of a priority housing development zone may
2703 allow for a mix of business, commercial or other nonresidential uses
2704 within a single zone or for the separation of such uses into one or more
2705 subzones, provided that the zone as a whole complies with the

2706 requirements of this section, and such uses are consistent with as-of-
2707 right residential uses and densities required under this section.

2708 (e) A priority housing development zone may overlay all or any part
2709 of an existing historic district, and a municipality may establish a
2710 historic district within an approved priority housing development zone,
2711 provided, if the requirements or regulations of such historic district
2712 render the approved priority housing development zone out of
2713 compliance with the provisions of this section, the commissioner shall
2714 deny or revoke a preliminary or final letter of eligibility and deny or
2715 revoke a certificate of affordable housing project completion, as
2716 provided in subdivision (4) of subsection (l) of section 8-30g of the
2717 general statutes, as amended by this act, as applicable.

2718 (f) The provisions of this section shall not be construed to affect the
2719 power of a zoning commission to adopt or amend regulations under
2720 chapter 124 of the general statutes or any special act.

2721 Sec. 44. (NEW) (*Effective July 1, 2025*) (a) Any municipality that has
2722 adopted a priority housing development zone consistent with this
2723 section and sections 42 and 43 of this act may request a final letter of
2724 eligibility from the commissioner.

2725 (b) The commissioner may issue a preliminary letter of eligibility
2726 upon a municipality's request, provided such municipality has
2727 submitted proposed modifications that would allow it to create a
2728 priority housing development zone. The commissioner may issue a final
2729 letter of eligibility when a municipality has implemented such proposed
2730 modifications and is in compliance with the requirements of a priority
2731 housing development zone set forth in this section and sections 42 and
2732 43 of this act.

2733 (c) The commissioner shall review such requests not later than ninety
2734 days after receipt of such a request. The commissioner may approve,
2735 reject or request modifications concerning a priority housing
2736 development zone consistent with the requirements of this section and

2737 sections 42 and 43 of this act.

2738 (d) If a municipality modifies a priority housing development zone
2739 or a new historic district is created within or overlapping such zone after
2740 application for or receipt of a letter of eligibility, the municipality, not
2741 later than seven days after such modification, shall notify the
2742 commissioner of such modification, and the commissioner may deny or
2743 rescind such letter of eligibility, as applicable, if the commissioner
2744 determines that such modifications do not comply with the
2745 requirements of this section and sections 42 and 43 of this act.

2746 (e) If after one year following the date on which a municipality
2747 received a final letter of eligibility from the commissioner, the
2748 commissioner determines, in the commissioner's discretion, that,
2749 considering market conditions in the municipality and the state, there
2750 exists a lack of building permits or other indications of progress towards
2751 construction of dwelling units in the zone, the commissioner may
2752 rescind such final letter of eligibility.

2753 (f) If any letter of eligibility is rescinded pursuant to this section, the
2754 commissioner shall also rescind any current certificate of affordable
2755 housing completion awarded to the municipality pursuant to
2756 subparagraph (B) of subdivision (4) of subsection (l) of section 8-30g of
2757 the general statutes, as amended by this act.

2758 Sec. 45. (NEW) (*Effective October 1, 2025*) Any municipality eligible to
2759 receive discretionary infrastructure funding, as defined in section 9 of
2760 this act, pursuant to the provisions of both section 9 of this act and
2761 section 22 of this act, shall be given preference in the award of such
2762 funding over any municipality that is eligible for such funding under
2763 either section 9 of this act or section 22 of this act, but not both. The
2764 Secretary of the Office of Policy and Management shall make
2765 recommendations to the state agency responsible for administering or
2766 managing such funding and, if priority funding is permitted for such
2767 funding, such agency shall prioritize such funding in accordance with
2768 this section.

2769 Sec. 46. Section 8-446a of the general statutes is repealed. (*Effective July*
2770 *1, 2025*)

2771 Sec. 47. Sections 8-2c and 8-2p of the general statutes are repealed.
2772 (*Effective July 1, 2026*)"

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2025</i>	8-68d
Sec. 2	<i>October 1, 2025</i>	8-39(h)
Sec. 3	<i>October 1, 2025</i>	8-41(a)
Sec. 4	<i>October 1, 2025</i>	8-67
Sec. 5	<i>July 1, 2026</i>	8-2(b) to (d)
Sec. 6	<i>July 1, 2026</i>	New section
Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>July 1, 2025</i>	8-3(b)
Sec. 9	<i>July 1, 2025</i>	8-30j
Sec. 10	<i>October 1, 2025</i>	4-68ii
Sec. 11	<i>October 1, 2025</i>	New section
Sec. 12	<i>July 1, 2025</i>	New section
Sec. 13	<i>July 1, 2025</i>	New section
Sec. 14	<i>July 1, 2025</i>	SA 21-26, Sec. 1
Sec. 15	<i>July 1, 2025</i>	4-66k
Sec. 16	<i>January 1, 2026</i>	New section
Sec. 17	<i>January 1, 2026</i>	12-701(a)(20)(B)
Sec. 18	<i>January 1, 2026</i>	New section
Sec. 19	<i>October 1, 2025</i>	3-129g
Sec. 20	<i>October 1, 2025</i>	8-30g(g)
Sec. 21	<i>October 1, 2025</i>	New section
Sec. 22	<i>October 1, 2025</i>	New section
Sec. 23	<i>October 1, 2025</i>	New section
Sec. 24	<i>from passage</i>	New section
Sec. 25	<i>October 1, 2025</i>	New section
Sec. 26	<i>October 1, 2025</i>	8-169tt(a)
Sec. 27	<i>October 1, 2025</i>	8-2o(f)
Sec. 28	<i>October 1, 2025</i>	8-2o(g)
Sec. 29	<i>from passage</i>	New section
Sec. 30	<i>July 1, 2025</i>	10-285a(l)
Sec. 31	<i>July 1, 2025</i>	New section

Sec. 32	<i>July 1, 2025</i>	7-148b
Sec. 33	<i>October 1, 2025</i>	New section
Sec. 34	<i>July 1, 2025</i>	New section
Sec. 35	<i>July 1, 2025</i>	47a-23(a)
Sec. 36	<i>July 1, 2025</i>	47a-15a
Sec. 37	<i>July 1, 2025</i>	21-83
Sec. 38	<i>October 1, 2025</i>	29-195
Sec. 39	<i>July 1, 2025</i>	8-30g(l)
Sec. 40	<i>from passage</i>	New section
Sec. 41	<i>July 1, 2025</i>	New section
Sec. 42	<i>July 1, 2025</i>	New section
Sec. 43	<i>July 1, 2025</i>	New section
Sec. 44	<i>July 1, 2025</i>	New section
Sec. 45	<i>October 1, 2025</i>	New section
Sec. 46	<i>July 1, 2025</i>	Repealer section
Sec. 47	<i>July 1, 2026</i>	Repealer section