



General Assembly

Amendment

January Session, 2025

LCO No. 9588



Offered by:

SEN. LOONEY, 11th Dist.
REP. RITTER, 1st Dist.
SEN. DUFF, 25th Dist.
REP. ROJAS, 9th Dist.
SEN. COHEN, 12th Dist.

SEN. MCCRORY, 2nd Dist.
SEN. WINFIELD, 10th Dist.
SEN. MARONEY, 14th Dist.
SEN. RAHMAN, 4th Dist.
REP. KAVROS DEGRAW, 17th Dist.

To: Senate Bill No. 1444

File No. 580

Cal. No. 324

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

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

3 "Section 1. (NEW) (*Effective October 1, 2025*) (a) As used in this section:

4 (1) "Summary review" has the same meaning as provided in section
5 8-2r of the general statutes;

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

10 (3) "Dwelling unit" has the same meaning as provided in section 47a-

11 1 of the general statutes;

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

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

17 (b) Any zoning regulations adopted pursuant to section 8-2 of the
18 general statutes may allow the conversion or partial conversion of any
19 commercial building into a residential development subject only to
20 summary review if the owner of such building certifies in writing to the
21 municipality, in a form and manner prescribed by the municipality, that
22 such building has (1) been vacant, or (2) had an average occupancy rate
23 of less than fifty per cent, over the one-year period immediately
24 preceding the application for such conversion or partial conversion.

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

28 (d) Nothing in this section shall be interpreted or enforced to exempt
29 the conversion or partial conversion of a commercial building into a
30 residential development from the requirements of any applicable
31 building code, fire safety code or fire prevention code. No municipality
32 shall unreasonably delay any inspection required in connection with
33 such conversion or partial conversion.

34 (e) The summary review application and review process for approval
35 of the conversion or partial conversion of a commercial building into a
36 residential development shall require that a decision on any such
37 application be rendered not later than sixty-five days after receipt of
38 such application by the applicable planning commission, zoning
39 commission or combined planning and zoning commission, except that
40 an applicant may consent to one or more extensions of not more than an
41 additional sixty-five days or may withdraw such application.

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

48 (g) A municipality that adopts zoning regulations pursuant to section
49 8-2 of the general statutes that allow for the conversion or partial
50 conversion of any commercial building into a residential development
51 pursuant to this section shall be given priority funding by the
52 Commissioner of Economic and Community Development under the
53 greyfield revitalization program established pursuant to section 99 of
54 senate bill 1247 of the current session."

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