
OLR Bill Analysis

sHB 6996

AN ACT CONCERNING PROTESTED CHANGES TO MUNICIPAL ZONING REGULATIONS.

SUMMARY

This bill generally limits the legal effect of protest petitions filed on proposals to change zoning regulations or district boundaries. It also modifies who may sign a protest petition.

By law, a proposal to establish, change, or repeal a zoning regulation or zoning district boundary is adopted if the zoning commission's members vote in favor of it, generally by a simple majority. However, under current law, the threshold is raised to a two-thirds majority if a valid protest petition is filed, making it more difficult to approve the proposal. Under the bill, the voting threshold remains a simple majority even if a valid protest petition is filed.

Under current law, to be valid, a protest petition must be signed by the owners of at least 20% of the (1) area of the lots included in the proposed change or (2) lots within 500 feet in all directions of the property included in the proposed change. Under the bill, it must be signed by the owners of at least 50% of the (1) total number of lots included in the proposal (rather than the area of the included lots) or (2) lots within 500 feet in all directions.

Additionally, there may be narrow situations where a protest petition could lower the voting threshold from a two-thirds majority to a simple majority, making it easier for the zoning commission to take certain actions (e.g., to opt out of the prohibition on certain parking minimums).

EFFECTIVE DATE: July 1, 2025

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 13 Nay 7 (03/12/2025)