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## OLR Bill Analysis

### sSB 1314

#### ***AN ACT CONCERNING PROHIBITED CHARTER AMENDMENTS.***

#### **SUMMARY**

This bill creates two additional exceptions to the law that prohibits municipalities from amending their charters to modify four specified topics governed by Titles 7 or 8 (state statutes on municipal powers and planning and zoning matters, among others). Under the current law, municipalities generally may not modify by charter amendment:

1. voting requirements to start or complete an eminent domain process, including any public notice or hearing requirements;
2. voting requirements to dispose of municipal property, including any public notice or hearing requirements;
3. regulations on the planning commission, zoning commission, or combined planning and zoning commission (each referred to below as “commission”); and
4. requirements for filing petitions with the local legislative body or zoning board of appeals to challenge a commission decision (e.g., how signatures are collected, the number of signatures required, or residency requirements for signers).

The bill creates an exception allowing municipalities to increase voting thresholds to a two-thirds or less majority vote for votes related to eminent domain or disposing of municipal property (as described in 1 & 2 above). Existing law has a related exception but only for municipalities that adopted these voting thresholds before July 1, 2023.

Existing law, unchanged by the bill, also allows municipalities to amend, through their charter, regulations on commissions (as described in 3 above) to establish (1) their composition, so long as doing so

complies with existing laws on planning commissions and zoning commissions, and (2) separate planning and zoning commissions or combined commissions.

EFFECTIVE DATE: October 1, 2025

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable Substitute

Yea 21 Nay 0 (03/28/2025)