

OFFICE OF FISCAL ANALYSIS

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HB-5002

AN ACT CONCERNING HOUSING AND THE NEEDS OF
HOMELESS PERSONS.

AMENDMENT

LCO No.: 9294

File Copy No.: 222

House Calendar No.: 151

OFA Fiscal Note

See Fiscal Note Details

The amendment eliminates **sections 2 through 4** which does not change the underlying fiscal impact of the bill as amended.

The amendment alters **section 5** of the underlying bill as amended to only apply to middle housing. This does not change the underlying fiscal impact of the bill as amended.

Section 6 prevents development applications from being rejected by local planning or zoning commissions on the basis that they do not conform with off-street parking requirements. Any impact is dependent of if the applications would have otherwise been rejected.

The amendment alters **section 9** of the underlying bill as amended by (1) excluding certain land from what is considered "developable land" which eliminates any fiscal impact associated with that land, and (2) makes other various changes that do not alter the underlying fiscal impact of the bill as amended.

Section 10 requires the Office of Policy and Management (OPM) to determine a municipality's fair share of housing every ten years. The section also requires OPM to use a specified methodology established by "Connecticut Fair Share Housing Study, Housing Needs

Primary Analyst: LG
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Reviewer: RW

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(FN)

Methodology and Allocation." This may result in a potential cost to OPM beginning in FY 26 to the extent additional resources are necessary to meet these requirements.

The section also requires municipalities to submit a priority affordable housing plan by January 1, 2026. This may result in a potential cost to municipalities to the extent they require additional resources to meet these requirements.

Section 10 and 40 also make various requirements of the majority leader's roundtable resulting in no fiscal impact to the state because the roundtable has the expertise to meet the requirements of the amendment.

Section 20 may result in a cost to municipalities beginning in FY 26 to the extent they are required to pay attorney's fees.

The amendment eliminates **section 30** of the underlying bill as amended and its associated fiscal impact.

The amendment changes the effective date of **section 31** of the underlying bill as amended which moves out any fiscal impact as a result of this section.

Section 32 expands a provision that requires all municipalities with a population of 25,000 or more to include all municipalities with a population of 15,000 or more, to adopt an ordinance creating a fair rent commission or a joint fair rent commission by January 1, 2028. This may result in a cost to municipalities beginning in FY 28 to the extent they do not already have a fair rent commission.¹ The bill allows two or more municipalities to form a joint fair rent commission which may reduce any cost associated with this provision.

The amendment eliminates **section 33** of the underlying bill as

¹ According to the Department of Public Health 2023 population estimates, 44 municipalities have a population of 25,000 or more and 76 municipalities have a population of 15,000 or more.

amended and its associated fiscal impact.

The preceding Fiscal Impact statement is prepared for the benefit of the members of the General Assembly, solely for the purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.