



General Assembly

**Amendment**

January Session, 2025

LCO No. 8877



Offered by:

SEN. LOONEY, 11<sup>th</sup> Dist.

SEN. DUFF, 25<sup>th</sup> Dist.

SEN. RAHMAN, 4<sup>th</sup> Dist.

SEN. GORDON, 35<sup>th</sup> 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 shall 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."

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