STATE OF CONNECTICUT

General Assembly	*Amendment*

January Session, 2025   LCO No. **9571**

SB0144409571SDO

Offered by:
SEN. LOONEY, 11th Dist.
SEN. DUFF, 25th Dist.
SEN. COHEN, 12th Dist.
SEN. MCCRORY, 2nd Dist.

SEN. WINFIELD, 10th Dist.
SEN. MARONEY, 14th Dist.
SEN. RAHMAN, 4th 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