



General Assembly

**Amendment**

January Session, 2025

LCO No. 10032



Offered by:  
SEN. FAZIO, 36<sup>th</sup> Dist.

To: House Bill No. 5002

File No. 973

Cal. No. 550

**"AN ACT CONCERNING HOUSING AND THE NEEDS OF HOMELESS PERSONS."**

1 After the last section, add the following and renumber sections and  
2 internal references accordingly:

3 "Sec. 501. (*Effective from passage*) The Commissioner of Housing shall  
4 conduct a study on the ramifications of (1) permitting market dwelling  
5 units that comply with the rent and income thresholds for affordability  
6 pursuant to section 8-30g of the general statutes, as amended by this act,  
7 to count toward the numerator of affordable housing for purpose of  
8 such section, (2) permitting rental rates to be verified through an  
9 affidavit or copy of a lease, (3) permitting municipalities to provide a tax  
10 abatement for market affordable dwelling units, (4) permitting a  
11 municipality to decide whether any set-aside development for purposes  
12 of section 8-30g of the general statutes, as amended by this act, shall be  
13 based on area or state median income calculations, (5) establishing a  
14 maximum height of four stories for any building constructed pursuant  
15 to section 8-30g of the general statutes, as amended by this act, unless

16 such maximum height is waived by the municipality, (6) implementing  
17 innovating methods to streamline and hasten review of building  
18 applications and building codes and regulations, and (7) setting the  
19 threshold for exemptions under section 8-30g of the general statutes, as  
20 amended by this act, to ten per cent of the lesser of the existing number  
21 of total units in a municipality or the number of units existing on  
22 January 1, 2025. Not later than February 1, 2026, the Commissioner of  
23 Housing shall submit a report, in accordance with the provisions of  
24 section 11-4a of the general statutes, to the joint standing committee of  
25 the General Assembly having cognizance of matters relating to housing  
26 on the finding of such study and any recommendations for legislation."

This act shall take effect as follows and shall amend the following sections:

Sec. 501	<i>from passage</i>	New section
----------	---------------------	-------------