



# House of Representatives

General Assembly

**File No. 274**

February Session, 2026

Substitute House Bill No. 5502

*House of Representatives, March 31, 2026*

The Committee on Planning and Development reported through REP. KAVROS DEGRAW of the 17th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

***AN ACT CONCERNING HOUSING DEVELOPMENT ON CERTAIN LOTS ZONED FOR INDUSTRIAL USE OR PREVIOUSLY ZONED FOR RESIDENTIAL USE.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-2s of the 2026 supplement to the general statutes,  
2 as amended by section 16 of public act 25-1 of the November special  
3 session, is repealed and the following is substituted in lieu thereof  
4 (*Effective July 1, 2026*):

5 (a) On and after [July 1, 2026] January 1, 2027, any zoning regulations  
6 adopted or amended pursuant to section 8-2 [(1)] or any special act shall  
7 allow for the development of a transit community middle housing  
8 development, as defined in section 8-13hh, or a mixed-use development,  
9 on any lot that (1) is zoned for commercial or mixed-use development;  
10 [, subject only to summary review, as defined in section 8-2r, and] (2) is  
11 zoned for industrial use, provided such lot is not greater than one  
12 thousand feet from (A) a transit station, as defined in section 8-169hh,

13 or (B) a highway, as defined in section 13a-123c; or (3) was previously  
14 zoned for residential use at any time, subject only to summary review,  
15 as defined in section 8-2r.

16 (b) On and after July 1, 2026, any zoning regulations adopted or  
17 amended pursuant to section 8-2 or any special act may allow for the  
18 development of a transit community middle housing development on  
19 any lot that allows for residential use, subject only to such summary  
20 review.

21 ~~[(b)]~~ (c) Any municipality that adopts zoning regulations that allow  
22 for the development of a transit community middle housing  
23 development [as described in subdivision (2) of] pursuant to subsection  
24 ~~[(a)]~~ (b) of this section shall be awarded one-quarter housing unit-  
25 equivalent point pursuant to subdivision (6) of subsection (l) of section  
26 8-30g, as amended by this act, for each unit of such middle housing for  
27 which a certificate of occupancy has been issued by the municipality.

28 ~~[(c)]~~ (d) No municipality that has (1) adopted zoning regulations that  
29 allow for the development of a transit community middle housing  
30 development [as described in subdivision (2) of] pursuant to subsection  
31 ~~[(a)]~~ (b) of this section, (2) been awarded housing unit-equivalent points  
32 pursuant to subsection ~~[(b)]~~ (c) of this section, and (3) qualified for a  
33 moratorium from the affordable housing appeals procedure under  
34 subsection (l) of section 8-30g, as amended by this act, based in part on  
35 housing unit-equivalent points awarded pursuant to subsection ~~[(b)]~~ (c)  
36 of this section shall repeal or substantially modify such zoning  
37 regulations concerning such development of such middle housing  
38 during the period of such moratorium.

39 Sec. 2. Subdivision (6) of subsection (l) of section 8-30g of the 2026  
40 supplement to the general statutes is repealed and the following is  
41 substituted in lieu thereof (*Effective July 1, 2026*):

42 (6) For the purposes of this subsection, housing unit-equivalent  
43 points shall be determined by the commissioner as follows: (A) No  
44 points shall be awarded for a unit unless its occupancy is restricted to

45 persons and families whose income is equal to or less than eighty per  
46 cent of the median income, except that (i) unrestricted units in a set-  
47 aside development shall be awarded one-quarter point each, and (ii)  
48 dwelling units in transit community middle housing developments  
49 developed pursuant to [subdivision (2) of] subsection [(a)] (b) of section  
50 8-2s, as amended by this act, shall be awarded one-quarter point each;  
51 (B) family units restricted to persons and families whose income is equal  
52 to or less than eighty per cent of the median income shall be awarded  
53 one point if an ownership unit and one and one-half points if a rental  
54 unit; (C) family units restricted to persons and families whose income is  
55 equal to or less than sixty per cent of the median income shall be  
56 awarded one and one-half points if an ownership unit and two points if  
57 a rental unit; (D) family units restricted to persons and families whose  
58 income is equal to or less than forty per cent of the median income shall  
59 be awarded two points if an ownership unit and two and one-half points  
60 if a rental unit; (E) elderly units restricted to persons and families whose  
61 income is equal to or less than eighty per cent of the median income shall  
62 be awarded one-half point; (F) a set-aside development containing  
63 family units which are rental units shall be awarded additional points  
64 equal to twenty-two per cent of the total points awarded to such  
65 development, provided the application for such development was filed  
66 with the commission prior to July 6, 1995; (G) a mobile manufactured  
67 home in a resident-owned mobile manufactured home park shall be  
68 awarded points as follows: (i) One and one-half points when occupied  
69 by persons and families with an income equal to or less than eighty per  
70 cent of the median income, (ii) two points when occupied by persons  
71 and families with an income equal to or less than sixty per cent of the  
72 median income, and (iii) one-fourth point for the remaining units; and  
73 (H) any unit described in subparagraphs (A) to (G), inclusive, of this  
74 subdivision shall be awarded an additional one-quarter point, provided  
75 such unit was constructed by or in conjunction with a housing authority,  
76 as defined in section 8-40, of a neighboring municipality.

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

Section 1	July 1, 2026	8-2s
Sec. 2	July 1, 2026	8-30g(1)(6)

**Statement of Legislative Commissioners:**

The title was changed; and in Section 2, the effective date was changed from October 1, 2026 to July 1, 2026, for consistency.

**PD**      *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do 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.

**OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:**

Municipalities	Effect	FY 27 \$	FY 28 \$
All Municipalities	Potential Revenue Loss	Minimal	Minimal
All Municipalities	Potential Savings	Minimal	Minimal
All Municipalities	Potential Grand List Impact	See Below	See Below

**Explanation**

The bill pushes out a provision from July 1, 2026, to January 1, 2027, that requires municipalities to allow certain developments to be built on parcels zoned for commercial or mixed-use development subject only to summary review. This moves out any impact associated this the provision by six months.

The bill also extends these provisions to certain middle housing and mixed-use developments. This results in a grand list impact that is dependent on how the land would have otherwise been used.

This may also result in a potential savings and potential revenue loss to municipalities beginning in FY 27 to the extent fewer public hearings are held and fewer permit fees are collected as summary review does not require a public hearing or special permits.

**The Out Years**

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

**OLR Bill Analysis****sHB 5502*****AN ACT CONCERNING HOUSING DEVELOPMENT ON CERTAIN LOTS ZONED FOR INDUSTRIAL USE OR PREVIOUSLY ZONED FOR RESIDENTIAL USE.*****SUMMARY**

Currently, beginning July 1, 2026, municipal zoning regulations must allow transit community middle housing developments and mixed-use developments, subject only to a summary review, on any parcel zoned for commercial or mixed-use development (see BACKGROUND). This bill:

1. delays until January 1, 2027, the deadline for adopting conforming regulations and
2. extends this law on approving middle housing and mixed-use developments under a summary review process to proposed developments on (a) lots that were previously zoned for residential use and (b) certain lots zoned for industrial use.

(Unchanged by the bill, municipalities may allow transit community middle housing developments, subject only to a summary review, on any lot that allows for residential use and earn HUE (housing unit equivalent) points toward an § 8-30g moratorium for doing so.)

This bill also makes conforming changes, including incorporating a provision from PA 25-1, § 20, November Special Session, requiring municipalities that zone under a special act to conform their regulations to the law on summary review of transit community middle housing and mixed-use developments.

EFFECTIVE DATE: July 1, 2026

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**SUMMARY REVIEW OF PROPOSED DEVELOPMENTS ON INDUSTRIAL OR FORMERLY RESIDENTIAL LOTS**

Under the bill, beginning January 1, 2027, all municipal zoning regulations must provide a summary review process for transit community middle housing developments and mixed-use developments proposed on lots that (1) were previously zoned for residential use or (2) are zoned for industrial use and within 1,000 feet of a transit station or highway. (As under current law, regulations must also provide for summary review of these developments when they are proposed on a lot zoned for commercial or mixed-use development.)

“Transit stations” are passenger railroad or bus rapid transit stations that (1) are operational, (2) the Department of Transportation (DOT) is planning, or (3) are included in DOT’s statewide transportation investment program (a document covering a four-year period that lists transportation projects expected to receive federal funding). “Highways” include the national highway system and state limited access highways.

By law, under a “summary review” process, a project that complies with local zoning regulations is approvable without a public hearing, variance, special permit or exception, or other discretionary zoning action (other than a review of a site plan for regulatory compliance and a determination that public health and safety will not be substantially impacted).

**BACKGROUND*****Transit Community Middle Housing & Mixed-Use Developments***

A transit community middle housing development is a residential building with two to nine units, such as a duplex, triplex, cottage cluster, perfect six, or townhouse (CGS § 8-13hh).

A mixed-use development contains residential and nonresidential uses in a single building (CGS § 8-1a).

***Related Bills***

sHB 5362, favorably reported by the Housing Committee, addresses

how HUE points under § 8-30g are allocated to units in a transit community middle housing development (§§ 3 & 5).

sHB 5396, favorably reported by the Planning and Development Committee, requires municipalities to provide a summary review process for certain affordable housing developments that will be built on a religious organization's property.

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable

Yea 12 Nay 8 (03/13/2026)