



# Senate

General Assembly

**File No. 129**

February Session, 2026

Senate Bill No. 339

*Senate, March 23, 2026*

The Committee on Housing reported through SEN. MARX of the 20th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

## **AN ACT ALLOWING LONG-TERM RENTAL OF BEDROOMS IN A SINGLE-FAMILY HOME AS OF RIGHT.**

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

1 Section 1. Subsection (d) of section 8-2 of the 2026 supplement to the  
2 general statutes, as amended by section 18 of public act 25-1 of the  
3 November special session, is repealed and the following is substituted  
4 in lieu thereof (*Effective October 1, 2026*):

5 (d) Zoning regulations adopted pursuant to subsection (a) of this  
6 section shall not:

7 (1) (A) Prohibit the operation in a residential zone of any family child  
8 care home or group child care home located in a residence, or (B) require  
9 any special zoning permit or special zoning exception for such  
10 operation;

11 (2) (A) Prohibit the use of receptacles for the storage of items  
12 designated for recycling in accordance with section 22a-241b or require  
13 that such receptacles comply with provisions for bulk or lot area, or  
14 similar provisions, except provisions for side yards, rear yards and front

15 yards; or (B) unreasonably restrict access to or the size of such  
16 receptacles for businesses, given the nature of the business and the  
17 volume of items designated for recycling in accordance with section 22a-  
18 241b, that such business produces in its normal course of business,  
19 provided nothing in this section shall be construed to prohibit such  
20 regulations from requiring the screening or buffering of such receptacles  
21 for aesthetic reasons;

22 (3) Impose conditions and requirements on manufactured homes,  
23 including mobile manufactured homes built in accordance with federal  
24 manufactured home construction and safety standards or on lots  
25 containing such manufactured homes, including mobile manufactured  
26 home parks, if those conditions and requirements are substantially  
27 different from conditions and requirements imposed on (A) single-  
28 family dwellings; (B) lots containing single-family dwellings; or (C)  
29 multifamily dwellings, lots containing multifamily dwellings, cluster  
30 developments or planned unit developments;

31 (4) (A) Prohibit the continuance of any nonconforming use, building  
32 or structure existing at the time of the adoption of such regulations; (B)  
33 require a special permit or special exception for any such continuance;  
34 (C) provide for the termination of any nonconforming use solely as a  
35 result of nonuse for a specified period of time without regard to the  
36 intent of the property owner to maintain that use; or (D) terminate or  
37 deem abandoned a nonconforming use, building or structure unless the  
38 property owner of such use, building or structure voluntarily  
39 discontinues such use, building or structure and such discontinuance is  
40 accompanied by an intent to not reestablish such use, building or  
41 structure. The demolition or deconstruction of a nonconforming use,  
42 building or structure shall not by itself be evidence of such property  
43 owner's intent to not reestablish such use, building or structure;

44 (5) Prohibit the installation, in accordance with the provisions of  
45 section 8-1bb, of temporary health care structures for use by mentally or  
46 physically impaired persons if such structures comply with the  
47 provisions of said section, unless the municipality opts out in

48 accordance with the provisions of subsection (j) of said section;

49 (6) Prohibit the operation in a residential zone of any cottage food  
50 operation, as defined in section 21a-62b;

51 (7) Establish for any dwelling unit a minimum floor area that is  
52 greater than the minimum floor area set forth in the applicable building,  
53 housing or other code;

54 (8) Place a fixed numerical or percentage cap on the number of  
55 dwelling units that constitute multifamily housing over four units,  
56 middle housing or mixed-use development that may be permitted in the  
57 municipality;

58 (9) Require a minimum number of off-street motor vehicle parking  
59 spaces for any residential development except as provided in section 8-  
60 3n; [or]

61 (10) Be applied to deny any land use application, including for any  
62 site plan approval, special permit, special exception or other zoning  
63 approval, on the basis of (A) a district's character, unless such character  
64 is expressly articulated in such regulations by clear and explicit physical  
65 standards for site work and structures, or (B) the immutable  
66 characteristics, source of income or income level of any applicant or end  
67 user, other than age or disability whenever age-restricted or disability-  
68 restricted housing may be permitted; or

69 (11) (A) Prohibit the rental for six months or more of up to three  
70 bedrooms of a single-family dwelling in a residential zone that is the  
71 primary residence of the owner-occupant, or (B) require any special  
72 zoning permit or special zoning exception for such rental.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	8-2(d)

**HSG** Joint Favorable

---

*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:** None

### **Explanation**

The bill prohibits most municipal zoning regulations from banning certain bedroom rentals in single-family homes and does not result in a fiscal impact. The state is not a direct residential landlord.

### **The Out Years**

**State Impact:** None

**Municipal Impact:** None

**OLR Bill Analysis**

**SB 339**

***AN ACT ALLOWING LONG-TERM RENTAL OF BEDROOMS IN A SINGLE-FAMILY HOME AS OF RIGHT.***

**SUMMARY**

This bill prohibits most municipal zoning regulations from banning owner-occupants of single-family homes from renting out up to three of their home’s bedrooms for terms of at least six months. It also prohibits the regulations from requiring these owners to get a special permit or exception before renting the bedrooms. The bill’s prohibitions apply to homes in a residential zone that owner-occupants use as their primary residence in municipalities that exercise zoning authority under the statutes (CGS § 8-2), not a special act.

Under existing law, unchanged by the bill, municipalities may use their general powers to, among other things, regulate off-street parking, nuisances, and rooming or boarding houses (CGS § 7-148). Generally, a rented bedroom is subject to the state’s landlord tenant laws on dwelling units (CGS § 47a-1 et seq.).

EFFECTIVE DATE: October 1, 2026

**COMMITTEE ACTION**

Housing Committee

Joint Favorable

Yea 17    Nay 1    (03/05/2026)