

OFFICE OF FISCAL ANALYSIS

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sHB-5288

AN ACT CONCERNING UTILITY CONNECTIONS FOR
ACCESSORY DWELLING UNITS.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 27 \$	FY 28 \$
Municipal Water Companies; Various Municipalities	Potential Revenue Loss	See Below	See Below

Explanation

The bill extends provisions on zoning regulations' treatment of as-of-right accessory dwelling units (ADUs) to municipalities that exercise zoning authority under a special act.¹ This may result in a revenue loss associated with fewer connection fees to various municipalities and municipal water companies beginning in FY 27 as these ADUs cannot be treated as new residential use when calculating connections fees or capacity charges.

The bill makes other changes to zoning laws that do not result in a fiscal impact.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of connection fees.

¹ Currently these provisions only apply to municipalities that exercise zoning authority under the statues (CGS 8-2).