

OFFICE OF FISCAL ANALYSIS

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sHB-5362

AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE
MAJORITY LEADER'S ROUNDTABLE.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 27 \$	FY 28 \$
Department of Housing	GF - Potential Cost	Minimal	Minimal

Note: GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 27 \$	FY 28 \$
Various Municipalities	Potential Cost	See Below	See Below
Various Municipalities	Potential Savings	See Below	See Below

Explanation

The bill makes various changes related to housing that result in the impacts described below.

Section 1 expands the types of affordable housing developments that can be built under the affordable housing land use appeals procedure and allows these types of developments to be awarded housing unit equivalent points toward a moratorium.

This may result in a potential cost to municipalities beginning in FY 27 associated with legal fees to the extent more appeals associated with this type of housing are brought forward.¹

¹ Several municipalities reported spending up to \$215,000 on legal costs, appeals, and litigation related to CGS 8-30g projects within the past few years.

The section may also result in a potential savings to municipalities beginning in FY 27 for legal costs to the extent that more municipalities are awarded a moratorium.²

Section 2 requires a court to dismiss an appeal made under the affordable housing land use appeals procedure if a municipality applies for a moratorium and is eligible. This may result in a potential savings to municipalities beginning in FY 27 associated with fewer legal costs.

Sections 3 and 5 make a moratorium awarded under the affordable housing land use appeals procedure to last until the next applicable housing growth plan due date. This may result in a fiscal impact in the out years that is dependent on if the moratorium would have expired prior to or extended beyond the housing growth plan due date.³

These sections also make clarifying and conforming changes regarding points awarded for certain housing units toward a moratorium under the affordable housing land use appeals procedure. Any impact is dependent on if additional points are counted or subtracted from a town's moratorium.⁴

Section 10 may result in a potential minimal cost to the Department of Housing (DOH) beginning in FY 27 to the extent that public hearings are held and staff and/or contractors require additional time or resources for these hearings.

Sections 11 to 13 make various changes to municipal housing growth plans and municipal plans of conservation and development. This may result in a potential cost to municipalities beginning in FY 27 to the extent additional resources are necessary to meet these requirements.

The bill makes various other changes that do not result in a fiscal

² As of August 2025, five municipalities have an active moratorium granted under CGS 8-30g.

³ Housing growth plans are due on either June 1, 2028, or June 1, 2029, depending on the region.

⁴ A moratorium under the affordable housing land use appeals procedure is associated with a potential savings to municipalities associated with fewer legal costs and fees.

impact to the state or municipalities.

The Out Years

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