



General Assembly

February Session, 2026

***Raised Bill No. 5288***

LCO No. 1350



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

***AN ACT CONCERNING UTILITY CONNECTIONS FOR ACCESSORY APARTMENTS.***

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

1 Section 1. Subdivisions (1) and (2) of subsection (b) of section 8-1a of  
2 the 2026 supplement to the general statutes are repealed and the  
3 following is substituted in lieu thereof (*Effective October 1, 2026*):

4 (1) ["Accessory apartment"] "Accessory dwelling unit" means a  
5 separate dwelling unit that (A) is located on the same lot as a principal  
6 dwelling unit of greater square footage, (B) has cooking facilities, and  
7 (C) complies with or is otherwise exempt from any applicable building  
8 code, fire code and health and safety regulations;

9 (2) ["Affordable accessory apartment"] "Affordable accessory  
10 dwelling unit" means an accessory [apartment] dwelling unit that is  
11 subject to binding recorded deeds which contain covenants or  
12 restrictions that require such accessory [apartment] dwelling unit be  
13 sold or rented at, or below, prices that will preserve the unit as housing  
14 for which, for a period of not less than ten years, persons and families  
15 pay thirty per cent or less of income, where such income is less than or

16 equal to eighty per cent of the median income;

17 Sec. 2. Section 8-2o of the 2026 supplement to the general statutes is  
18 repealed and the following is substituted in lieu thereof (*Effective October*  
19 *1, 2026*):

20 (a) Any zoning regulations adopted pursuant to section 8-2 shall:

21 (1) Designate locations or zoning districts within the municipality in  
22 which accessory [apartments] dwelling units are allowed, provided at  
23 least one accessory [apartment] dwelling unit shall be allowed as of  
24 right on each lot that contains a single-family dwelling and no such  
25 accessory [apartment] dwelling unit shall be required to be an  
26 affordable accessory [apartment] dwelling unit;

27 (2) Allow accessory [apartments] dwelling units to be attached to or  
28 located within the proposed or existing principal dwelling, or detached  
29 from the proposed or existing principal dwelling and located on the  
30 same lot as such dwelling;

31 (3) Set a maximum net floor area for an accessory [apartment]  
32 dwelling unit of not less than thirty per cent of the net floor area of the  
33 principal dwelling, or one thousand square feet, whichever is less,  
34 except that such regulations may allow a larger net floor area for such  
35 [apartments] accessory dwelling units;

36 (4) Require setbacks, lot size and building frontage less than or equal  
37 to that which is required for the principal dwelling, and require lot  
38 coverage greater than or equal to that which is required for the principal  
39 dwelling;

40 (5) [Provide for] Not require height, landscaping [and] or  
41 architectural design standards that [do not] exceed any such standards  
42 [as they are applied] applicable to single-family dwellings in the  
43 municipality;

44 (6) [Be prohibited from requiring] Not require (A) a passageway

45 between any such accessory [apartment] dwelling unit and any such  
46 principal dwelling, (B) an exterior door for any such accessory  
47 [apartment] dwelling unit, except as required by the applicable building  
48 or fire code, (C) any more than one parking space for any such accessory  
49 [apartment] dwelling unit, or fees in lieu of parking otherwise allowed  
50 by section 8-2c, (D) a familial, marital or employment relationship  
51 between occupants of the principal dwelling and the accessory  
52 [apartment] dwelling unit, (E) a minimum age for occupants of the  
53 accessory [apartment] dwelling unit, (F) separate billing of utilities  
54 otherwise connected to, or used by, the principal dwelling unit, or (G)  
55 periodic renewals for permits for such accessory [apartments] dwelling  
56 units; and

57 (7) Be interpreted and enforced such that nothing in this section shall  
58 be in derogation of (A) applicable building code requirements, (B) the  
59 ability of a municipality to prohibit or limit the use of accessory  
60 [apartments] dwelling units for short-term rentals or vacation stays, or  
61 (C) other requirements where a well or private sewerage system is being  
62 used, provided approval for any such accessory [apartment] dwelling  
63 unit shall not be unreasonably withheld.

64 (b) The [as of right] as-of-right permit application and review process  
65 for approval of an accessory [apartments] dwelling unit shall require  
66 that a decision on any such application be rendered not later than sixty-  
67 five days after receipt of such application by the applicable zoning  
68 commission, except that an applicant may consent to one or more  
69 extensions of not more than an additional sixty-five days or may  
70 withdraw such application.

71 (c) A municipality shall not (1) condition the approval of an accessory  
72 [apartment] dwelling unit on the correction of a nonconforming use,  
73 structure or lot, or (2) require the installation of fire sprinklers in an  
74 accessory [apartment] dwelling unit if such sprinklers are not required  
75 for the principal dwelling located on the same lot or otherwise required  
76 by the fire safety code.

77 (d) [A] No municipality, special district, sewer or water authority or  
78 water company, as defined in section 16-1, shall [not] (1) consider an  
79 accessory [apartment] dwelling unit to be a new residential use for the  
80 purposes of calculating connection fees or capacity charges for utilities,  
81 including water and sewer service, unless such accessory [apartment]  
82 dwelling unit was constructed with a new single-family dwelling on the  
83 same lot, or (2) require the installation of a new or separate utility  
84 connection directly to an accessory [apartment] dwelling unit or impose  
85 a related connection fee or capacity charge.

86 (e) If a municipality fails to adopt new regulations or amend existing  
87 regulations by January 1, 2023, for the purpose of complying with the  
88 provisions of subsections (a) to (d), inclusive, of this section, and unless  
89 such municipality opts out of the provisions of said subsections in  
90 accordance with the provisions of subsection (f) of this section, any  
91 noncompliant existing regulation shall become [null and] void and such  
92 municipality shall approve or deny applications for accessory  
93 [apartments] dwelling units in accordance with the requirements for  
94 regulations set forth in the provisions of subsections (a) to (d), inclusive,  
95 of this section until such municipality adopts or amends a regulation in  
96 compliance with said subsections. A municipality may not use or  
97 impose additional standards beyond those set forth in subsections (a) to  
98 (d), inclusive, of this section.

99 (f) Notwithstanding the provisions of subsections (a) to (d), inclusive,  
100 of this section, the zoning commission or combined planning and  
101 zoning commission, as applicable, of a municipality, by a two-thirds  
102 vote, may initiate the process by which such municipality opts out of  
103 the provisions of said subsections regarding the allowance of accessory  
104 [apartments] dwelling units, provided such commission: (1) First holds  
105 a public hearing in accordance with the provisions of section 8-7d on  
106 such proposed opt-out, (2) affirmatively decides to opt out of the  
107 provisions of said subsections within the period of time permitted under  
108 section 8-7d, (3) states in the records of such commission the reasons for  
109 such decision, and (4) publishes notice of such decision in a newspaper

110 having a substantial circulation in the municipality not later than fifteen  
111 days after such decision has been rendered. Thereafter, the  
112 municipality's legislative body or, in a municipality where the  
113 legislative body is a town meeting, such municipality's board of  
114 selectmen, by a two-thirds vote, may complete the process by which  
115 such municipality opts out of the provisions of subsections (a) to (d),  
116 inclusive, of this section, except that, on and after January 1, 2023, no  
117 municipality may opt out of the provisions of said subsections.

118 (g) Notwithstanding any prior action of the municipality to opt out  
119 of the provisions of subsections (a) to (d), inclusive, of this section,  
120 pursuant to subsection (f) of this section, any owner of real property  
121 located within a transit-oriented district, as defined in section 8-13hh,  
122 who has owned such real property located within a transit-oriented  
123 district in the municipality for not fewer than three years, may construct  
124 an accessory [apartment] dwelling unit on such real property as of right,  
125 provided such accessory [apartment] dwelling unit complies with any  
126 structural or architectural requirements imposed by any zoning  
127 regulations adopted pursuant to section 8-2.

128 Sec. 3. Section 7-245 of the general statutes is repealed and the  
129 following is substituted in lieu thereof (*Effective October 1, 2026*):

130 For the purposes of this chapter: (1) "Acquire a sewerage system"  
131 means obtain title to all or any part of a sewerage system or any interest  
132 therein by purchase, condemnation, grant, gift, lease, rental or  
133 otherwise; (2) "alternative sewage treatment system" means a sewage  
134 treatment system serving one or more buildings that utilizes a method  
135 of treatment other than a subsurface sewage disposal system and that  
136 involves a discharge to the groundwaters of the state; (3) "community  
137 sewerage system" means any sewerage system serving two or more  
138 residences in separate structures which is not connected to a municipal  
139 sewerage system or which is connected to a municipal sewerage system  
140 as a distinct and separately managed district or segment of such system,  
141 but does not include any sewerage system serving only a principal

142 dwelling unit and an accessory [apartment] dwelling unit, as defined in  
143 section 8-1a, as amended by this act, located on the same lot; (4)  
144 "construct a sewerage system" means to acquire land, easements, rights-  
145 of-way or any other real or personal property or any interest therein,  
146 plan, construct, reconstruct, equip, extend and enlarge all or any part of  
147 a sewerage system; (5) "decentralized system" means managed  
148 subsurface sewage disposal systems, managed alternative sewage  
149 treatment systems or community sewerage systems that discharge  
150 sewage flows of less than five thousand gallons per day, are used to  
151 collect and treat domestic sewage, and involve a discharge to the  
152 groundwaters of the state from areas of a municipality; (6)  
153 "decentralized wastewater management district" means areas of a  
154 municipality designated by the municipality through a municipal  
155 ordinance when an engineering report has determined that the existing  
156 subsurface sewage disposal systems may be detrimental to public health  
157 or the environment and that decentralized systems are required and  
158 such report is approved by the Commissioner of Energy and  
159 Environmental Protection with concurring approval by the  
160 Commissioner of Public Health, after consultation with the local  
161 director of health; (7) "electronic equipment" means any technology that  
162 facilitates real-time communication between two or more individuals,  
163 including, but not limited to, telephonic, video and other conferencing  
164 platforms; (8) "municipality" means any metropolitan district, town,  
165 consolidated town and city, consolidated town and borough, city,  
166 borough, village, fire and sewer district, sewer district and each  
167 municipal organization having authority to levy and collect taxes; (9)  
168 "operate a sewerage system" means own, use, equip, reequip, repair,  
169 maintain, supervise, manage, operate and perform any act pertinent to  
170 the collection, transportation and disposal of sewage; (10) "person"  
171 means any person, partnership, corporation, limited liability company,  
172 association or public agency; (11) "remediation standards" means  
173 pollutant limits, performance requirements, design parameters or  
174 technical standards for application to existing sewage discharges in a  
175 decentralized wastewater management district for the improvement of

176 wastewater treatment to protect public health and the environment; (12)  
177 "sewage" means any substance, liquid or solid, which may contaminate  
178 or pollute or affect the cleanliness or purity of any water; and (13)  
179 "sewerage system" means any device, equipment, appurtenance, facility  
180 and method for collecting, transporting, receiving, treating, disposing of  
181 or discharging sewage, including, but not limited to, decentralized  
182 systems within a decentralized wastewater management district when  
183 such district is established by municipal ordinance pursuant to section  
184 7-247.

185 Sec. 4. Subdivisions (1) and (2) of subsection (e) of section 8-23 of the  
186 2026 supplement to the general statutes are repealed and the following  
187 is substituted in lieu thereof (*Effective October 1, 2026*):

188 (e) (1) Any such plan of conservation and development adopted prior  
189 to October 1, 2027, shall (A) be a statement of policies, goals and  
190 standards for the physical and economic development of the  
191 municipality, (B) provide for a system of principal thoroughfares,  
192 parkways, bridges, streets, sidewalks, multipurpose trails and other  
193 public ways as appropriate, (C) be designed to promote, with the  
194 greatest efficiency and economy, the coordinated development of the  
195 municipality and the general welfare and prosperity of its people and  
196 identify areas where it is feasible and prudent (i) to have compact,  
197 transit accessible, pedestrian-oriented mixed use development patterns  
198 and land reuse, and (ii) to promote such development patterns and land  
199 reuse, (D) recommend the most desirable use of land within the  
200 municipality for residential, recreational, commercial, industrial,  
201 conservation, agricultural and other purposes and include a map  
202 showing such proposed land uses, (E) recommend the most desirable  
203 density of population in the several parts of the municipality, (F) note  
204 any inconsistencies with the following growth management principles:  
205 (i) Redevelopment and revitalization of commercial centers and areas of  
206 mixed land uses with existing or planned physical infrastructure; (ii)  
207 expansion of housing opportunities and design choices to accommodate  
208 a variety of household types and needs; (iii) concentration of

209 development around transportation nodes and along major  
210 transportation corridors to support the viability of transportation  
211 options and land reuse; (iv) conservation and restoration of the natural  
212 environment, cultural and historical resources and existing farmlands;  
213 (v) protection of environmental assets critical to public health and  
214 safety; and (vi) integration of planning across all levels of government  
215 to address issues on a local, regional and state-wide basis, (G) make  
216 provision for the development of housing opportunities, including  
217 opportunities for multifamily dwellings, consistent with soil types,  
218 terrain and infrastructure capacity, for all residents of the municipality  
219 and the planning region in which the municipality is located, as  
220 designated by the Secretary of the Office of Policy and Management  
221 under section 16a-4a, (H) promote housing choice and economic  
222 diversity in housing, including housing for both low and moderate  
223 income households, and encourage the development of housing which  
224 will meet the housing needs identified in the state's consolidated plan  
225 for housing and community development prepared pursuant to section  
226 8-37t and in the housing component and the other components of the  
227 state plan of conservation and development prepared pursuant to  
228 chapter 297, and (I) consider allowing older adults and persons with a  
229 disability the ability to live in their homes and communities whenever  
230 possible. Such plan may: (i) Permit home sharing in single-family zones  
231 between up to four adult persons of any age with a disability or who are  
232 sixty years of age or older, whether or not related, who receive  
233 supportive services in the home; (ii) allow accessory [apartments]  
234 dwelling units for persons with a disability or persons sixty years of age  
235 or older, or their caregivers, in all residential zones, subject to municipal  
236 zoning regulations concerning design and long-term use of the principal  
237 property after it is no longer in use by such persons; and (iii) expand the  
238 definition of "family" in single-family zones to allow for accessory  
239 [apartments] dwelling units for persons sixty years of age or older,  
240 persons with a disability or their caregivers. In preparing such plan the  
241 commission shall consider focusing development and revitalization in  
242 areas with existing or planned physical infrastructure.

243 (2) Any such plan of conservation and development adopted on or  
244 after October 1, 2027, shall (A) be a statement of policies, goals and  
245 standards for the physical and economic development of the  
246 municipality; (B) provide for a system of principal thoroughfares,  
247 parkways, bridges, streets, sidewalks, multipurpose trails and other  
248 public ways as appropriate; (C) be designed to promote, with the  
249 greatest efficiency and economy, the coordinated development of the  
250 municipality and the general welfare and prosperity of its people and  
251 identify areas where it is feasible and prudent (i) to have compact,  
252 transit-accessible, pedestrian-oriented mixed use development patterns  
253 and land reuse, and (ii) to promote such development patterns and land  
254 reuse; (D) (i) include a climate change vulnerability assessment, based  
255 on information from considerations described in subsection (d) of this  
256 section, which shall consist of an assessment of existing and anticipated  
257 threats to and vulnerabilities of the municipality that are associated with  
258 natural disasters, hazards and climate change, including, but not limited  
259 to, increased temperatures, drought, flooding, wildfire, storm damage  
260 and sea level rise, saltwater intrusion and the impacts such disasters and  
261 hazards may have on individuals, communities, institutions,  
262 businesses, economic development, public infrastructure and facilities,  
263 public health, safety and welfare, (ii) identify goals, policies and  
264 techniques to avoid or reduce such threats, vulnerabilities and impacts,  
265 and (iii) include a statement describing any consistencies and  
266 inconsistencies identified between such assessment and any existing or  
267 proposed municipal natural hazard mitigation plan, floodplain  
268 management plan, comprehensive emergency operations plan,  
269 emergency response plan, post-disaster recovery plan, long-range  
270 transportation plan or capital improvement plan in the municipality,  
271 and identify and recommend, where necessary, the integration of data  
272 from such assessment into any such plans and any actions necessary to  
273 achieve consistency and coordination between such assessment and any  
274 such plans; (E) recommend the most desirable use of land within the  
275 municipality for residential, recreational, commercial, industrial,  
276 conservation, agricultural and other purposes and include a map

277 showing such proposed land uses which considers the threats,  
278 vulnerabilities and impacts identified in the climate change  
279 vulnerability assessment conducted pursuant to subparagraph (D)(i) of  
280 this subdivision; (F) recommend the most desirable density of  
281 population in the several parts of the municipality; (G) note any  
282 inconsistencies with the following growth management principles: (i)  
283 Redevelopment and revitalization of commercial centers and areas of  
284 mixed land uses with existing or planned physical infrastructure; (ii)  
285 expansion of housing opportunities and design choices to accommodate  
286 a variety of household types and needs; (iii) concentration of  
287 development around transportation nodes and along major  
288 transportation corridors to support the viability of transportation  
289 options and land reuse and reduction of vehicle mileage; (iv)  
290 conservation and restoration of the natural environment, cultural and  
291 historical resources and existing farmlands; (v) protection of  
292 environmental assets critical to public health and safety; and (vi)  
293 integration of planning across all levels of government to address issues  
294 on a local, regional and state-wide basis; (H) make provision for the  
295 development of housing opportunities, including opportunities for  
296 multifamily dwellings, consistent with soil types, terrain and  
297 infrastructure capacity, for all residents of the municipality and the  
298 planning region in which the municipality is located, as designated by  
299 the Secretary of the Office of Policy and Management pursuant to  
300 section 16a-4a; (I) promote housing choice and economic diversity in  
301 housing, including housing for both low and moderate income  
302 households, and encourage the development of housing which will  
303 meet the housing needs identified in the state's consolidated plan for  
304 housing and community development prepared pursuant to section 8-  
305 37t and in the housing component and the other components of the state  
306 plan of conservation and development prepared pursuant to chapter  
307 297; (J) consider allowing older adults and persons with disabilities the  
308 ability to live in their homes and communities whenever possible; (K)  
309 identify infrastructure, including, but not limited to, facilities, public  
310 utilities and roadways, that is critical for evacuation purposes and

311 sustaining quality of life during a natural disaster, and that shall be  
312 maintained at all times in an operational state; (L) identify strategies and  
313 design standards that may be implemented to avoid or reduce risks  
314 associated with natural disasters, hazards and climate change; and (M)  
315 include geospatial data utilized in preparing such plan or that is  
316 necessary to convey information in such plan. Any such plan may: (i)  
317 Permit home sharing in single-family zones between up to four adult  
318 persons of any age with a disability or who are sixty years of age or  
319 older, whether or not related, who receive supportive services in the  
320 home; (ii) allow accessory [apartments] dwelling units for persons with  
321 a disability or persons sixty years of age or older, or their caregivers, in  
322 all residential zones, subject to municipal zoning regulations concerning  
323 design and long-term use of the principal property after it is no longer  
324 in use by such persons; (iii) expand the definition of "family" in single-  
325 family zones to allow for accessory [apartments] dwelling units for  
326 persons sixty years of age or older, persons with a disability or their  
327 caregivers; and (iv) identify one or more areas that are vulnerable to the  
328 impacts of climate change for the purpose of prioritizing funding for  
329 infrastructure needs and resiliency planning. In preparing such plan the  
330 commission shall consider focusing development and revitalization in  
331 areas with existing or planned physical infrastructure. The commission  
332 or any special committee may utilize information and data from any  
333 natural hazard mitigation plan, floodplain management plan,  
334 comprehensive emergency operations plan, emergency response plan,  
335 post-disaster recovery plan, long-range transportation plan, climate  
336 vulnerability assessment or resilience plan in the preparation of such  
337 plan of conservation and development, including a document  
338 coordinated by the applicable regional council of governments,  
339 provided such information and data shall not be incorporated by  
340 reference, but summarized and applied in such plan to the specific  
341 policies, goals and standards of the subject municipality.

342       Sec. 5. Subsection (k) of section 8-30g of the 2026 supplement to the  
343 general statutes is repealed and the following is substituted in lieu

344 thereof (*Effective October 1, 2026*):

345 (k) The affordable housing appeals procedure established under this  
346 section shall not be available if the real property which is the subject of  
347 the application is located in a municipality in which at least ten per cent  
348 of all dwelling units in the municipality are (1) assisted housing, (2)  
349 currently financed by Connecticut Housing Finance Authority  
350 mortgages, (3) subject to binding recorded deeds containing covenants  
351 or restrictions which require that such dwelling units be sold or rented  
352 at, or below, prices which will preserve the units as housing for which  
353 persons and families pay thirty per cent or less of income, where such  
354 income is less than or equal to eighty per cent of the median income, (4)  
355 mobile manufactured homes located in mobile manufactured home  
356 parks or legally approved accessory [apartments] dwelling units, which  
357 homes or [apartments] units are subject to binding recorded deeds  
358 containing covenants or restrictions which require that such dwelling  
359 units be sold or rented at, or below, prices which will preserve the units  
360 as housing for which, for a period of not less than ten years, persons and  
361 families pay thirty per cent or less of income, where such income is less  
362 than or equal to eighty per cent of the median income, or (5) mobile  
363 manufactured homes located in resident-owned mobile manufactured  
364 home parks. For the purposes of calculating the total number of  
365 dwelling units in a municipality, accessory [apartments] dwelling units  
366 built or permitted after January 1, 2022, but that are not described in  
367 subdivision (4) of this subsection, shall not be counted toward such total  
368 number. The municipalities meeting the criteria set forth in this  
369 subsection shall be listed in the report submitted under section 8-37qqq.  
370 As used in this subsection, ["accessory apartment"] "accessory dwelling  
371 unit" has the same meaning as provided in section 8-1a, as amended by  
372 this act, and "resident-owned mobile manufactured home park" means  
373 a mobile manufactured home park consisting of mobile manufactured  
374 homes located on land that is deed restricted, and, at the time of issuance  
375 of a loan for the purchase of such land, such loan required seventy-five  
376 per cent of the units to be leased to persons with incomes equal to or less

377 than eighty per cent of the median income, and either (A) forty per cent  
378 of said seventy-five per cent to be leased to persons with incomes equal  
379 to or less than sixty per cent of the median income, or (B) twenty per  
380 cent of said seventy-five per cent to be leased to persons with incomes  
381 equal to or less than fifty per cent of the median income.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	8-1a(b)(1) and (2)
Sec. 2	<i>October 1, 2026</i>	8-2o
Sec. 3	<i>October 1, 2026</i>	7-245
Sec. 4	<i>October 1, 2026</i>	8-23(e)(1) and (2)
Sec. 5	<i>October 1, 2026</i>	8-30g(k)

**Statement of Purpose:**

To (1) change statutory references to "accessory apartments" to "accessory dwelling units", and (2) specify that towns, districts or utilities may not require separate utility connections for accessory apartments pursuant to special act zoning regulations.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*