



General Assembly

February Session, 2026

**Substitute Bill No. 5502**



**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3 session, is repealed and the following is substituted in lieu thereof  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*