



General Assembly

February Session, 2026

***Raised Bill No. 361***

LCO No. 1974



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

***AN ACT CONCERNING FEES IN LIEU OF SIDEWALK REQUIREMENTS.***

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

1 Section 1. (NEW) (*Effective October 1, 2026*) (a) Notwithstanding the  
2 provisions of any special act, any municipal planning commission,  
3 zoning commission or combined planning and zoning commission may  
4 adopt regulations that allow an applicant to pay a fee to the municipality  
5 in lieu of meeting any requirement or condition to construct and  
6 maintain a public sidewalk in connection with a proposed development,  
7 provided no such application shall be approved by the municipality  
8 unless the commission finds the construction of such sidewalk is  
9 unnecessary or impractical for such development.

10 (b) Any such regulations shall provide that the amount of such fee  
11 shall be determined in accordance with a formula or schedule of fees set  
12 forth in such regulations and that no such fee shall be imposed or paid  
13 without the consent of the applicant and the commission.

14 (c) Any such regulations may limit the areas of the municipality in

15 which a fee in lieu of public sidewalk requirements may be considered.

16 (d) Any fee paid to the municipality pursuant to this section shall be  
17 deposited in a fund established by the municipality. Such fund shall be  
18 used solely for the construction or maintenance of public sidewalks in  
19 the municipality. The proceeds of such fund shall not be used for  
20 operating expenses of any kind or be considered a part of the municipal  
21 general fund. Expenditures from such fund shall be authorized in the  
22 same manner as any other capital expenditure of the municipality. Any  
23 income earned by any moneys on deposit in such fund shall accrue to  
24 the fund.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	New section

**PD**      *Joint Favorable*