



General Assembly

Amendment

February Session, 2026

LCO No. 6188



Offered by:
REP. PARKER, 101st Dist.

To: Subst. House Bill No. 5521

File No. 435

Cal. No. 330

"AN ACT CONCERNING STERILE CULTIVARS."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective from passage*) On or before January 15,
4 2027, the Connecticut Agricultural Experiment Station shall submit a
5 report, in accordance with the provisions of section 11-4a of the general
6 statutes, to the joint standing committee of the General Assembly
7 having cognizance of matters relating to the environment on the safety
8 of the use and planting, import, transport, sale and purchase of sterile
9 cultivars and the distribution of Japanese barberry in this state. In
10 undertaking the considerations required by this section, the Connecticut
11 Agricultural Experiment Station shall provide for a public comment
12 period. Such report may include, but shall not be limited to, any
13 recommendations concerning such cultivars and Japanese barberry,
14 including any legislative recommendations.

15 Sec. 2. Subsection (c) of section 22a-209f of the general statutes is
16 repealed and the following is substituted in lieu thereof (*Effective from*

17 *passage*):

18 (c) (1) For purposes of this subsection: (A) "Beneficially reclaimed
19 materials" means any of the following materials that may contain de
20 minimis amounts of solid waste that is present incidentally in such
21 materials, including any mixture of the following materials:

22 (i) Soil or dewatered sediment that does not exceed the criteria
23 established by regulations adopted pursuant to section 22a-133k,
24 including, but not limited to, criteria for any additional polluting
25 substances for which criteria are not specified in such regulations;

26 (ii) Asphalt, brick, concrete or ceramic material, provided such
27 material is virtually inert and poses no threat to pollute any
28 groundwater or surface waters;

29 (iii) Casting sand;

30 (iv) Crushed recycled glass; or

31 (v) Street sweepings or catch basin clean-out materials.

32 "Beneficially reclaimed materials" does not include materials that
33 contain any asbestos, polychlorinated biphenyls, persistent
34 bioaccumulative toxins, hazardous waste or, unless approved by the
35 commissioner in writing, pyrrhotite-containing concrete;

36 (B) "Soil" means unconsolidated geologic material overlying bedrock;

37 (C) "Dewatered sediment" means unconsolidated material occurring
38 in a surface water body, with water removed;

39 (D) "Casting sand" means waste sand from the casting of metals,
40 provided such sand is not hazardous waste;

41 (E) "Crushed recycled glass" has the same meaning as provided in
42 section 22a-208z;

43 (F) "Hazardous waste" has the same meaning as provided in section
44 22a-448;

45 (G) "Persistent bioaccumulative toxins" means long-lived chemicals
46 that accumulate in the tissues of humans and that are toxic; and

47 (H) "Aquifer protection area" has the same meaning as provided in
48 section 22a-354h.

49 (2) (A) The Commissioner of Energy and Environmental Protection
50 may establish a pilot program for the beneficial use of beneficially
51 reclaimed materials. The primary purpose of such program shall be to
52 allow beneficially reclaimed materials to be used as fill when there is an
53 engineering need for fill materials and to facilitate the reclamation or
54 redevelopment of environmentally impaired or underutilized land.

55 (B) To implement the pilot program established pursuant to this
56 subsection, the commissioner may issue no more than four
57 authorizations, provided: (i) Such authorization does not allow an
58 activity for which an individual or general permit has been issued; (ii)
59 such authorization is not inconsistent with the requirements of the
60 federal Resource Conservation and Recovery Act, 42 USC 6901 et seq.;

61 (iii) such authorization is for single locations only and provides for not
62 less than one hundred thousand cubic yards of beneficially reclaimed
63 materials to be used as fill at such location; [(iv) that prior to the
64 submission of an application for authorization in accordance with this
65 subsection, each municipality in which beneficially reclaimed materials
66 will be used as fill has issued all the necessary approvals specified in
67 subdivision (4) of this subsection;] and [(v)] (iv) the commissioner finds
68 that the beneficial use of beneficially reclaimed materials does not harm
69 or present a threat to human health, safety or the environment.

70 (3) The commissioner may establish guidelines protective of public
71 health, safety and the environment for such authorizations and for a
72 letter of credit provided in accordance with this subsection and shall
73 give public notice on the Department of Energy and Environmental

74 Protection's Internet web site of such guidelines, or any subsequent
75 revision of such guidelines, with an opportunity for submission of
76 written comments by interested persons for a period of thirty days
77 following the publication of such notice. The commissioner shall post a
78 response to any comments received on the Department of Energy and
79 Environmental Protection's Internet web site. At a minimum, any such
80 guidelines shall contain a preference for use of environmentally
81 impaired or underutilized locations, provided that any location for
82 which an authorization is issued under this subsection shall:

83 (A) Be in an area (i) where the quality of the groundwaters of the
84 state, as classified in regulations adopted pursuant to section 22a-426,
85 and the classification maps adopted pursuant to said section, is either
86 "GB" or "GC", and (ii) that is served by a public drinking water supply;

87 (B) Not be in an aquifer protection area; and

88 (C) Be operated in compliance with sections 22a-426-1 to 22a-426-9,
89 inclusive, of the regulations of Connecticut state agencies and not
90 adversely affect sensitive receptors or resources, including, but not
91 limited to, public or private water supply wells, wetlands, floodplains,
92 or threatened or endangered species.

93 (4) [Prior to the] The submission of an application for authorization
94 in accordance with this subsection, [an applicant] shall [:(A) Obtain a]
95 require the applicant to either (A) submit, or (B) indicate when such
96 applicant reasonably estimates that it will have: (i) A valid certificate of
97 zoning approval, special permit, special exception or variance, or other
98 documentation, from each municipality in which beneficially reclaimed
99 materials will be used as fill; [(B) obtain a copy of] and (ii) a wetlands,
100 aquifer protection, coastal site plan and any other required approval
101 from each municipality. [; and (C) comply] Any such application shall
102 additionally include proof of compliance with the process specified in
103 subsection (b) of section 22a-20a, regardless of whether the location
104 where beneficially reclaimed materials will be used as fill is located in
105 an environmental justice community;

106 (5) An application for authorization pursuant to this subsection shall
107 be submitted on forms prescribed by the commissioner and shall
108 include, at a minimum, the following information: (A) A plan for
109 ensuring that only beneficially reclaimed materials that satisfy the
110 requirements of this subsection are used as fill and a description of
111 acceptability criteria for the beneficially reclaimed materials proposed
112 for beneficial use at the subject location; (B) a plan describing the process
113 for placing and recording the placement of beneficially reclaimed
114 materials; (C) a plan for monitoring the waters of the state during the
115 filling process and for a period of not less than thirty years after filling
116 is complete; (D) a proposed letter of credit that conforms to the
117 guidelines established by the commissioner pursuant to subdivision (3)
118 of this subsection and the basis for the cost estimate used in such
119 proposed letter of credit; (E) the qualifications of the environmental
120 professionals intended to exercise oversight of all aspects of the
121 proposed activities; (F) a redevelopment plan for the location where
122 beneficially reclaimed materials will be placed, including engineering
123 plans and drawings in support of such redevelopment; (G) a list of each
124 municipal approval required for the proposed placement of beneficially
125 reclaimed materials and a written copy of each such approval or a
126 reasonable estimate of when such approval will be obtained, as
127 applicable; and (H) any additional information required by the
128 commissioner. Any such application shall be accompanied by a
129 nonrefundable application fee of twenty-five thousand dollars.

130 (6) Notwithstanding section 22a-208a or any regulations adopted
131 pursuant to section 22a-209, the issuance of an authorization under this
132 subsection, or a modification of an authorization under this subsection
133 when such modification is sought by the holder of an authorization,
134 shall conform to the following procedures: (A) The Commissioner of
135 Energy and Environmental Protection shall publish a notice of intent to
136 issue an authorization on the Department of Energy and Environmental
137 Protection's Internet web site. Such notice shall, at a minimum, include:
138 (i) The name and mailing address of the applicant and the address of the
139 location of the proposed activity; (ii) the application number; (iii) the

140 tentative decision regarding the application; (iv) the type of
141 authorization sought, including a reference to the applicable provision
142 of the general statutes or regulations of Connecticut state agencies; (v) a
143 description of the location of the proposed activity and any natural
144 resources that will be affected by such activity; (vi) the name, address
145 and telephone number of any agent of the applicant from whom
146 interested persons may obtain copies of the application; (vii) the length
147 of time available for submission of public comments to the
148 commissioner; and (viii) any other additional information the
149 commissioner deems necessary. There shall be a comment period of
150 thirty days following the publication of such notice by the commissioner
151 during which interested persons may submit written comments to the
152 commissioner; (B) the commissioner shall post a response to any
153 comments received on the Department of Energy and Environmental
154 Protection's Internet web site; and (C) the commissioner may approve
155 or deny such authorization based upon a review of the submitted
156 information. Any authorization issued pursuant to this subsection shall
157 define clearly the activity covered by such authorization and may
158 include such conditions or requirements as the commissioner deems
159 appropriate, including, but not limited to, investigation or remediation
160 of a location prior to placement of beneficially reclaimed materials,
161 operation and maintenance requirements, best management practices,
162 qualifications and requirements for environmental professional
163 exercising oversight, groundwater monitoring, compliance with fill
164 management, closure, redevelopment or other plans, reporting and
165 recordkeeping requirements, auditing by an independent party and a
166 specified term. The commissioner shall require the posting of a letter of
167 credit to assure compliance with any authorization issued under this
168 subsection, including, but not limited to, implementation of a closure
169 plan and post-closure maintenance and monitoring.

170 (7) The commissioner may suspend or revoke any such authorization
171 and may modify an authorization if such modification is not sought by
172 the holder of an authorization, in accordance with the provisions of
173 section 4-182 and the applicable rules of practice adopted by the

174 department.

175 (8) Unless required by the federal Clean Water Act, a discharge
176 permit under section 22a-430 shall not be required for a discharge
177 authorized under this subsection. In addition, the soil reuse provisions
178 of the state remediation standards, adopted pursuant to section 22a-
179 133k, shall not apply to an activity authorized under this subsection.

180 Sec. 3. Subsection (l) of section 8-30g of the 2026 supplement to the
181 general statutes is repealed and the following is substituted in lieu
182 thereof (*Effective October 1, 2026*):

183 (l) (1) Except as provided in subdivision (2) of this subsection, the
184 affordable housing appeals procedure established under this section
185 shall not be applicable to an affordable housing application filed with a
186 commission during a moratorium, which shall commence after (A) a
187 certification of affordable housing project completion issued by the
188 commissioner is published in the Connecticut Law Journal, or (B) notice
189 of a provisional approval is published pursuant to subdivision (4) of this
190 subsection. Any such moratorium shall be for a period of four years,
191 except that for any municipality that has (i) twenty thousand or more
192 dwelling units, as reported in the most recent United States decennial
193 census, and (ii) previously qualified for a moratorium in accordance
194 with this section, any subsequent moratorium shall be for a period of
195 five years. Any moratorium that is in effect on October 1, 2002, is
196 extended by one year.

197 (2) Such moratorium shall not apply to (A) affordable housing
198 applications for assisted housing in which ninety-five per cent of the
199 dwelling units are restricted to persons and families whose income is
200 less than or equal to sixty per cent of the median income, (B) other
201 affordable housing applications for assisted housing containing forty or
202 fewer dwelling units, or (C) affordable housing applications which were
203 filed with a commission pursuant to this section prior to the date upon
204 which the moratorium takes effect.

205 (3) Eligible units completed before a moratorium has begun, but that
206 were not counted toward establishing eligibility for such moratorium,
207 may be counted toward establishing eligibility for a subsequent
208 moratorium. Eligible units completed after a moratorium has begun
209 may be counted toward establishing eligibility for a subsequent
210 moratorium.

211 (4) (A) Except as provided in subparagraph (B) of this subdivision,
212 the commissioner shall issue a certificate of affordable housing project
213 completion for the purposes of this subsection upon finding that there
214 has been completed within the municipality one or more affordable
215 housing developments or other types of housing developments which
216 create housing unit-equivalent points equal to (i) the greater of two per
217 cent of all dwelling units in the municipality, as reported in the most
218 recent United States decennial census, or seventy-five housing unit-
219 equivalent points, or (ii) for any municipality that has (I) adopted a
220 municipal housing growth plan or has elected to comply with a regional
221 housing growth plan in accordance with the provisions of section 8-
222 13cc, as amended by this act, (II) twenty thousand or more dwelling
223 units, as reported in the most recent United States decennial census, and
224 (III) previously qualified for a moratorium in accordance with this
225 section, one and one-half per cent of all dwelling units in the
226 municipality, as reported in the most recent United States decennial
227 census.

228 (B) If a municipality has received a final letter of eligibility from the
229 commissioner pursuant to section 8-13gg, the commissioner shall issue
230 a certificate of affordable housing project completion to such
231 municipality at such time as, upon application, the commissioner
232 determines, in the commissioner's discretion, that the municipality is in
233 compliance with the following conditions: The municipality remains in
234 compliance with all requirements for a final letter of eligibility, and
235 there has been completed within the municipality one or more
236 affordable housing developments or other types of developments that
237 create housing unit-equivalent points equal to (i) the greater of one and

238 three-quarter per cent of all dwelling units in the municipality, as
239 reported in the most recent United States decennial census, or sixty-five
240 housing unit-equivalent points, or (ii) for any municipality that (I) has
241 adopted a municipal housing growth plan or has elected to comply with
242 a regional housing growth plan in accordance with the provisions of
243 section 8-13bb, as amended by this act, (II) has twenty thousand or more
244 dwelling units, as reported in the most recent United States decennial
245 census, and (III) previously qualified for a moratorium in accordance
246 with this section, one and one-half per cent of all dwelling units in the
247 municipality, as reported in the most recent United States decennial
248 census.

249 (C) A municipality may apply for a certificate of affordable housing
250 project completion pursuant to this subsection by applying in writing to
251 the commissioner, and including documentation showing that the
252 municipality has accumulated the required number of points within the
253 applicable time period. Such documentation shall include the location
254 of each dwelling unit being counted, the number of points each dwelling
255 unit has been assigned, and the reason, pursuant to this subsection, for
256 assigning such points to such dwelling unit. Upon receipt of such
257 application, the commissioner shall promptly cause a notice of the filing
258 of the application to be published in the Connecticut Law Journal,
259 stating that public comment on such application shall be accepted by the
260 commissioner for a period of thirty days after the publication of such
261 notice. Not later than ninety days after the receipt of such application,
262 the commissioner shall either approve or reject such application. Such
263 approval or rejection shall be accompanied by a written statement of the
264 reasons for approval or rejection, pursuant to the provisions of this
265 subsection. If the application is approved, the commissioner shall
266 promptly cause a certificate of affordable housing project completion to
267 be published in the Connecticut Law Journal. If the commissioner fails
268 to either approve or reject the application within such ninety-day
269 period, such application shall be deemed provisionally approved, and
270 the municipality may cause notice of such provisional approval to be
271 published in a conspicuous manner in a daily newspaper having general

272 circulation in the municipality, in which case, such moratorium shall
273 take effect upon such publication. The municipality shall send a copy of
274 such notice to the commissioner. Such provisional approval shall
275 remain in effect unless the commissioner subsequently acts upon and
276 rejects the application, in which case the moratorium shall terminate
277 upon notice to the municipality by the commissioner.

278 (5) For the purposes of this subsection, "elderly units" are dwelling
279 units whose occupancy is restricted by age, "family units" are dwelling
280 units whose occupancy is not restricted by age, and "resident-owned
281 mobile manufactured home park" has the same meaning as provided in
282 subsection (k) of this section.

283 (6) For the purposes of this subsection, housing unit-equivalent
284 points shall be determined by the commissioner as follows: (A) No
285 points shall be awarded for a unit unless its occupancy is restricted to
286 persons and families whose income is equal to or less than eighty per
287 cent of the median income, except [that] (i) unrestricted units in a set-
288 aside development shall be awarded one-quarter point each; [, and] (ii)
289 dwelling units in transit community middle housing developments
290 developed pursuant to subdivision (2) of subsection (a) of section 8-2s,
291 as amended by this act, that are not described in subparagraphs (B) to
292 (I), inclusive, of this subdivision shall be awarded one-quarter point
293 each; and (iii) as otherwise provided in subparagraphs (B) to (E),
294 inclusive, (G)(i) to (G)(iii), inclusive, (H) and (I) of this subdivision; (B)
295 family units restricted to persons and families whose income is equal to
296 or less than eighty per cent of the median income shall be awarded one
297 point if an ownership unit and one and one-half points if a rental unit;
298 (C) family units restricted to persons and families whose income is equal
299 to or less than sixty per cent of the median income shall be awarded one
300 and one-half points if an ownership unit and two points if a rental unit;
301 (D) family units restricted to persons and families whose income is equal
302 to or less than forty per cent of the median income shall be awarded two
303 points if an ownership unit and two and one-half points if a rental unit;
304 (E) elderly units restricted to persons and families whose income is

305 equal to or less than eighty per cent of the median income shall be
306 awarded one-half point; (F) a set-aside development containing family
307 units which are rental units shall be awarded additional points equal to
308 twenty-two per cent of the total points awarded to such development,
309 provided the application for such development was filed with the
310 commission prior to July 6, 1995; (G) a mobile manufactured home in a
311 resident-owned mobile manufactured home park shall be awarded
312 points as follows: (i) One and one-half points when occupied by persons
313 and families with an income equal to or less than eighty per cent of the
314 median income, (ii) two points when occupied by persons and families
315 with an income equal to or less than sixty per cent of the median income,
316 and (iii) one-fourth point for the remaining units; and (H) any unit
317 described in subparagraphs (A) to (G), inclusive, of this subdivision
318 shall be awarded an additional one-quarter point, provided such unit
319 was constructed by or in conjunction with a housing authority, as
320 defined in section 8-40, of a neighboring municipality; and (I) any unit
321 described in subparagraphs (B) to (H), inclusive, of this subdivision that
322 is located in a transit community middle housing development
323 described in subdivision (2) of subsection (a) of section 8-2s, as amended
324 by this act, shall be awarded an additional one-quarter point.

325 (7) [Points] Except as otherwise provided in subparagraph (A) of
326 subdivision (6) of this subsection, points shall be awarded only for
327 dwelling units which (A) were newly-constructed units in an affordable
328 housing development, as that term was defined at the time of the
329 affordable housing application, for which a certificate of occupancy was
330 issued after July 1, 1990, (B) were newly subjected after July 1, 1990, to
331 deeds containing covenants or restrictions which require that, for at
332 least the duration required by subsection (a) of this section for set-aside
333 developments on the date when such covenants or restrictions took
334 effect, such dwelling units shall be sold or rented at, or below, prices
335 which will preserve the units as affordable housing for persons or
336 families whose income does not exceed eighty per cent of the median
337 income, or (C) are located in a resident-owned mobile manufactured
338 home park.

339 (8) Points shall be subtracted, applying the formula in subdivision (6)
340 of this subsection, for any affordable dwelling unit which, on or after
341 July 1, 1990, was affected by any action taken by a municipality which
342 caused such dwelling unit to cease being counted as an affordable
343 dwelling unit.

344 (9) A newly-constructed unit shall be counted toward a moratorium
345 when it receives a certificate of occupancy. A newly-restricted unit shall
346 be counted toward a moratorium when its deed restriction takes effect.

347 (10) The affordable housing appeals procedure shall be applicable to
348 affordable housing applications filed with a commission after a [three-
349 year] four-year or five-year moratorium expires, except (A) as otherwise
350 provided in subsection (k) of this section, or (B) when sufficient unit-
351 equivalent points have been created within the municipality during one
352 moratorium to qualify for a subsequent moratorium.

353 (11) The commissioner shall, within available appropriations, adopt
354 regulations, in accordance with the provisions of chapter 54, to carry out
355 the purposes of this subsection. Such regulations shall specify the
356 procedure to be followed by a municipality to obtain a moratorium, and
357 shall include the manner in which a municipality is to document the
358 units to be counted toward a moratorium. A municipality may apply for
359 a moratorium in accordance with the provisions of this subsection prior
360 to, as well as after, such regulations are adopted.

361 Sec. 4. Section 8-3o of the 2026 supplement to the general statutes is
362 repealed and the following is substituted in lieu thereof (*Effective from*
363 *passage*):

364 On and after July 1, 2026, any regulations adopted by a municipality
365 pursuant to zoning authority granted by a special act shall comply with
366 the provisions of subdivision (9) of subsection (d) of section 8-2, [section
367 8-2s,] subsection (g) of section 8-2t and section 8-3n, as amended by this
368 act. On and after June 1, 2027, any regulations adopted by a municipality
369 pursuant to a zoning authority granted by a special act shall comply

370 with the provisions of section 8-2s, as amended by this act.

371 Sec. 5. Subsection (d) of section 8-3n of the 2026 supplement to the
372 general statutes is repealed and the following is substituted in lieu
373 thereof (*Effective October 1, 2026*):

374 (d) Notwithstanding the provisions of this section, any municipality,
375 as defined in section 7-148, may adopt not more than two conservation
376 and traffic mitigation districts in which the municipality may require a
377 minimum number of off-street motor vehicle parking spaces for a
378 residential development that contains [~~fewer than sixteen~~] sixteen or
379 fewer dwelling units, provided (1) no such district shall be larger than
380 four per cent of a municipality's land area, (2) a municipality shall
381 submit a property description of any such district adopted by the
382 municipality to the Secretary of the Office of Policy and Management
383 upon the adoption of such district, (3) any such zones may be
384 contiguous, and (4) the municipality shall allow the proposed developer
385 of such development to submit to the zoning enforcement officer,
386 planning commission, zoning commission or combined planning and
387 zoning commission a parking needs assessment that conforms with the
388 requirements of subsection (c) of this section. If a parking needs
389 assessment is submitted pursuant to subdivision (4) of this subsection,
390 such officer or commission shall condition the approval of such
391 development on the construction of off-street parking spaces not
392 exceeding one such space for each studio or one-bedroom dwelling and
393 two such spaces for each dwelling unit with two or more bedrooms, or
394 the number of such spaces recommended for the development by the
395 parking needs assessment submitted pursuant to this section,
396 whichever results in the least required number of off-street parking
397 spaces.

398 Sec. 6. Subsection (a) of section 8-13hh of the 2026 supplement to the
399 general statutes is repealed and the following is substituted in lieu
400 thereof (*Effective October 1, 2026*):

401 (a) As used in this section:

402 (1) "Downtown area" means a central business district or other
403 commercial neighborhood area of a municipality that serves as a center
404 of socioeconomic interaction, characterized by a cohesive core of
405 commercial and mixed-use buildings, often interspersed with civic,
406 religious and residential buildings and public spaces, that are typically
407 arranged along a main street and intersecting side streets and served by
408 public infrastructure;

409 (2) "Housing growth program" means the program established
410 pursuant to section 8-13jj;

411 (3) "Transit community middle housing development" means a
412 cottage cluster, as defined in section 8-1a, containing not less than four
413 dwelling units but not more than nine such units or a residential
414 building containing not less than two dwelling units but not more than
415 nine such units, including, but not limited to, townhouses, as defined in
416 section 8-1a, duplexes, triplexes, and perfect sixes; [and cottage clusters;]

417 (4) "Municipality" has the same meaning as provided in section 7-148;

418 (5) "Perfect six" means a three-story residential building with a central
419 entrance containing two dwelling units per story;

420 (6) "Qualifying bus transit community" means any municipality that
421 contains not less than one regular bus service station operating not less
422 than five days a week within a transit-oriented district adopted by such
423 municipality, provided such transit-oriented district is of reasonable
424 size, as determined by the secretary, or the secretary's designee, in
425 accordance with the provisions of subsection (e) of this section, and
426 either (A) includes land of such municipality located within a one-half-
427 mile radius of any such station, or (B) is located within a reasonable
428 distance, as determined by the secretary, or the secretary's designee, of
429 any other transit service, a commercial corridor or the downtown area
430 of such municipality;

431 (7) "Qualifying rapid transit community" means any municipality
432 that contains not less than one rapid transit station or a planned rapid

433 transit station, contained within a transit-oriented district adopted by
434 such municipality, provided such transit-oriented district is of
435 reasonable size, as determined by the secretary, or the secretary's
436 designee, in accordance with subsection (e) of this section, and either (A)
437 includes land of such municipality located within a one-half-mile radius
438 of any such station, or (B) is located within a reasonable distance, as
439 determined by the secretary, or the secretary's designee, of any other
440 transit service, a commercial corridor or the downtown area of such
441 municipality;

442 (8) "Qualifying transit-oriented community" means any municipality
443 that (A) is a qualifying rapid transit community or qualifying bus transit
444 community, or (B) borders a municipality that has one or more rapid
445 transit stations or regular bus service stations, and that designates a
446 transit-oriented district in or adjacent to a downtown area located in
447 such municipality;

448 (9) "Rapid transit station" means any public transportation station
449 serving any rail or rapid bus route;

450 (10) "Regular bus service station" means any fixed location where a
451 bus regularly stops, not less than once every sixty minutes during peak
452 operating hours, for the loading or unloading of passengers along a
453 defined route operating on a fixed schedule;

454 (11) "Secretary" means the Secretary of the Office of Policy and
455 Management, or the secretary's designee;

456 (12) "Transit-oriented district" means a collection of parcels of land in
457 a municipality designated by such municipality and subject to zoning
458 criteria designed to encourage increased density of development,
459 including mixed-use development, consistent with the provisions of this
460 section; and

461 (13) "Zoning commission" means any zoning commission, planning
462 commission in a municipality that has adopted a planning commission
463 but not a zoning commission or a combined planning and zoning

464 commission.

465 Sec. 7. Section 2-139 of the general statutes is repealed and the
466 following is substituted in lieu thereof (*Effective from passage*):

467 (a) There is established the majority leaders' roundtable group on
468 affordable housing. The group shall study (1) existing affordable
469 housing policies, programs and initiatives in the state, (2) the potential
470 conversion of state properties into affordable housing developments, (3)
471 successful models and best practices from other states or regions to
472 inform potential policy recommendations, (4) the potential conversion
473 of commercial properties such as hotels, malls and office buildings into
474 residential buildings, and (5) any other topics related to the promotion
475 and development of affordable housing in the state.

476 (b) The roundtable group shall consist of the following members:

477 (1) The cochairpersons and ranking members of the joint standing
478 committees of the General Assembly having cognizance of matters
479 relating to housing and planning and development;

480 (2) The majority leader of the Senate;

481 (3) The majority leader of the House of Representatives;

482 (4) Three appointed by the majority leader of the House of
483 Representatives, one of whom has expertise in public housing, one of
484 whom represents a regional council of governments, and one of whom
485 represents a business advocacy organization or regional chamber of
486 commerce;

487 (5) Three appointed by the majority leader of the Senate, one of whom
488 has expertise in regional planning, one of whom has expertise in local
489 planning and zoning, and one of whom has expertise in housing
490 development;

491 (6) The Commissioner of Administrative Services, or the
492 commissioner's designee;

- 493 (7) The Commissioner of Housing, or the commissioner's designee;
- 494 (8) The Commissioner of Economic and Community Development,
495 or the commissioner's designee;
- 496 (9) The Commissioner of Transportation, or the commissioner's
497 designee;
- 498 (10) The Responsible Growth Coordinator, or the coordinator's
499 designee;
- 500 (11) The executive director of the Connecticut Housing Finance
501 Authority, or the executive director's designee;
- 502 (12) A representative of the Connecticut Conference of
503 Municipalities; and
- 504 (13) A representative of the Connecticut Council of Small Towns.
- 505 (c) Any member of the roundtable group appointed under
506 subdivision (1), (2), (3) or (4) of subsection (b) of this section may be a
507 member of the General Assembly.
- 508 (d) All initial appointments to the roundtable group shall be made
509 not later than thirty days after the effective date of this section. Any
510 vacancy shall be filled by the appointing authority.
- 511 (e) The majority leader of the Senate and the majority leader of the
512 House of Representatives shall be the chairpersons for the roundtable
513 group. The chairpersons shall schedule the first meeting of the
514 roundtable group, which shall be held not later than sixty days after the
515 effective date of this section.
- 516 (f) The administrative staff of the joint standing committee of the
517 General Assembly having cognizance of matters relating to housing
518 shall serve as administrative staff of the roundtable group.
- 519 (g) Not later than January 1, 2024, and annually on January first

520 thereafter until January 1, 2026, the roundtable group shall submit a
521 report on its findings and recommendations to the joint standing
522 committee of the General Assembly having cognizance of matters
523 relating to housing, in accordance with the provisions of section 11-4a.
524 The roundtable group shall terminate on June 30, 2026.

525 Sec. 8. Section 8-13ii of the 2026 supplement to the general statutes is
526 repealed and the following is substituted in lieu thereof (*Effective July 1,*
527 *2026*):

528 (a) There is established a Council on Housing Development to advise
529 and assist the State Responsible Growth Coordinator in reviewing
530 regulations, developing guidelines and establishing programs
531 concerning the growth of housing in the state, and to approve or modify
532 any municipal housing growth plan or regional housing growth plan if
533 the Secretary of the Office of Policy and Management has not acted on
534 such plan in the time provided in section 8-13bb, as amended by this act,
535 or 8-13cc, as amended by this act, as applicable.

536 (b) The council shall consist of the following regular members: (1) The
537 Governor, or the Governor's designee; (2) the State Responsible Growth
538 Coordinator; (3) the Secretary of the Office of Policy and Management,
539 or the secretary's designee; (4) the Commissioner of Housing, or the
540 commissioner's designee; (5) the Commissioner of Energy and
541 Environmental Protection, or the commissioner's designee; (6) the
542 Commissioner of Economic and Community Development, or the
543 commissioner's designee; (7) the Commissioner of Transportation, or
544 the commissioner's designee; (8) the executive director of the
545 Connecticut Housing Finance Authority, or the executive director's
546 designee; (9) the executive director of the Connecticut Municipal
547 Development Authority, or the executive director's designee; (10) the
548 president pro tempore of the Senate, or the president's designee; (11) the
549 majority leader of the Senate, or the majority leader's designee; (12) the
550 speaker of the House of Representatives, or the speaker's designee; (13)
551 the majority leader of House of Representatives, or the majority leader's
552 designee; (14) the minority leader of the Senate, or the minority leader's

553 designee; (15) the minority leader of the House of Representatives, or
554 the minority leader's designee; (16) one individual appointed by the
555 [chairperson of the majority leaders' roundtable group on affordable
556 housing from the Senate] president pro tempore of the Senate; and (17)
557 one individual appointed by the [chairperson of the majority leaders'
558 roundtable group on affordable housing from the House of
559 Representatives] speaker of the House of Representatives.

560 (c) The chairpersons of the council shall be (1) the president pro
561 tempore of the Senate, or the president's designee, and (2) the speaker
562 of the House of Representatives, or the speaker's designee.

563 (d) The administrative staff of the Connecticut Municipal
564 Development Authority shall serve as the administrative staff of the
565 council.

566 (e) The council shall convene not later than January 1, 2026, and meet
567 not less than once every six months thereafter, and more often upon the
568 call of a chairperson, to:

569 (1) Review and evaluate the plans, programs, regulations and policies
570 of state or quasi-public agencies for opportunities to combine efforts and
571 resources of such agencies to increase housing development;

572 (2) Develop consistent reporting methods concerning data and
573 documentation related to housing development;

574 (3) Provide a forum to develop approaches to housing growth that
575 balance both needs for conservation and development, including the
576 need for additional housing and economic growth, the protection of
577 natural resources and the maintenance and support for existing
578 infrastructure;

579 (4) Review existing discretionary grant programs to make
580 recommendations to state or quasi-public agencies concerning the
581 adherence of such programs with the goals established in the state plan
582 of conservation and development adopted under chapter 297. Such

583 recommendations shall include, but need not be limited to, methods to
584 increase the development of deed-restricted housing in transit-oriented
585 districts and middle housing, as defined in section 8-1a;

586 (5) Develop guidelines, in consultation with the Secretary of the
587 Office of Policy and Management and consistent with the requirements
588 of subsection (j) of section 8-13hh, concerning the adoption and
589 development of transit-oriented districts within qualifying transit-
590 oriented communities; and

591 (6) Review applications for grants-in-aid under the housing growth
592 program established pursuant to section 8-13jj, including any
593 supporting materials submitted by an applicant in connection with such
594 application, that have been submitted by the secretary to the council
595 pursuant to section 8-13jj.

596 (f) Not later than January 1, 2027, the council shall submit a report, in
597 accordance with the provisions of section 11-4a, to the joint standing
598 committees of the General Assembly having cognizance of matters
599 relating to planning and development and housing, concerning the
600 recommendations and guidelines developed by the council pursuant to
601 subdivisions (4) and (5) of subsection (e) of this section or any other
602 recommendations of the council. The coordinator shall publish such
603 recommendations and guidelines on the Internet web site of the Office
604 of Policy and Management.

605 Sec. 9. Subdivision (5) of subsection (b) of section 4-66k of the 2026
606 supplement to the general statutes is repealed and the following is
607 substituted in lieu thereof (*Effective July 1, 2026*):

608 (5) For the fiscal year ending June 30, 2026, and each fiscal year
609 thereafter, funds from the regional planning incentive account shall be
610 distributed to each regional council of governments formed pursuant to
611 section 4-124j as follows: (A) An amount totaling seven million dollars
612 shall be distributed pursuant to a formula determined and updated
613 every five years by the Secretary of the Office of Policy and Management

614 in consultation with the regional councils of governments that includes
615 (i) a base payment amount payable to each such regional council, and
616 (ii) a per capita payment amount to each such regional council based
617 upon population data for each such regional council from the most
618 recent federal decennial census, (B) each such regional council shall
619 receive two hundred thousand dollars, for the purpose of funding
620 positions within each such regional council and costs associated with
621 providing technical support and legal services for the planning and
622 development of additional housing in each such regional council's
623 region, and (C) each such regional council shall receive two hundred
624 thousand dollars, for the purpose of funding a regional stormwater
625 management and flood mitigation coordinator position, [or] a regional
626 municipal solid waste and recycling coordinator position, [and
627 associated costs] or both such positions, and any associated costs.

628 Sec. 10. Subsection (g) of section 8-13bb of the 2026 supplement to the
629 general statutes is repealed and the following is substituted in lieu
630 thereof (*Effective October 1, 2026*):

631 (g) (1) The Secretary of the Office of Policy and Management shall
632 approve or reject a municipal housing growth plan submitted under this
633 section not later than one hundred twenty days after receipt. If such plan
634 submitted by a municipality is rejected by the secretary, the secretary
635 shall provide written notice of such rejection to the municipality, a
636 statement of the reasons for rejection and the amendments proposed by
637 the secretary required for approval of the plan. The secretary may only
638 reject a plan submitted pursuant to this section if the secretary
639 determines such plan does not conform with the requirements of this
640 section.

641 (2) If the secretary does not approve or reject the municipal housing
642 growth plan in the time provided by this subsection, the municipality
643 shall submit such plan to the Council on Housing Development
644 established pursuant to section 8-13ii, as amended by this act, for
645 approval or denial. The council may only deny a plan submitted under
646 this section if the council determines such plan does not conform with

647 the requirements of this section. If the council denies such plan, the
648 council shall provide (A) written notice of such denial to the
649 municipality, (B) a statement of the reasons for denial, and (C) any
650 amendments proposed by the council required for approval of the plan
651 by the council. A municipality may submit an amended municipal
652 housing growth plan to the council for approval or denial not later than
653 thirty days after the receipt of a denial pursuant to subparagraph (A) of
654 this subdivision.

655 Sec. 11. Subsection (c) of section 8-13cc of the 2026 supplement to the
656 general statutes is repealed and the following is substituted in lieu
657 thereof (*Effective October 1, 2026*):

658 (c) (1) The Secretary of the Office of Policy and Management shall
659 approve or reject a regional housing growth plan submitted by a
660 regional council of governments under this section not later than one
661 hundred twenty days after receipt. If a plan is rejected by the secretary,
662 the secretary shall provide written notice of such rejection to the
663 regional council of governments, a statement of the reasons for rejection
664 and the amendments proposed by the secretary required for approval
665 of the plan. The secretary may only reject a plan submitted pursuant to
666 this section if the secretary deems such plan does not conform with the
667 requirements of this section.

668 (2) If the secretary does not approve or reject a plan in the time
669 provided by this subsection, a regional council of governments shall
670 submit such plan to the Council on Housing Development established
671 pursuant to section 8-13ii, as amended by this act, for approval or denial.
672 The council may only deny a plan submitted under this section if the
673 council determines such plan does not conform with the requirements
674 of this section. If the council denies such plan, the council shall provide
675 (A) written notice of such denial to the regional council of governments,
676 (B) a statement of the reasons for denial, and (C) any amendments
677 proposed by the council required for approval of the plan by the council.
678 A regional council of governments may submit an amended regional
679 housing growth plan to the council for approval or denial not later than

680 thirty days after the receipt of a denial pursuant to subparagraph (A) of
681 this subdivision.

682 Sec. 12. Subsection (d) of section 8-13bb of the 2026 supplement to the
683 general statutes is repealed and the following is substituted in lieu
684 thereof (*Effective October 1, 2026*):

685 (d) A municipal housing growth plan submitted by a municipality
686 pursuant to this section shall address the following elements in a form
687 and level of detail specified by guidelines issued by the secretary
688 pursuant to subsection (i) of this section:

689 (1) The housing growth policies the municipality has adopted or shall
690 adopt to reduce specific regulatory barriers to the development of
691 dwelling units in the municipality and to promote the development of
692 additional dwelling units in the municipality.

693 ~~[(1)]~~ (2) The plan's consistency with (A) the municipal plan of
694 conservation and development prepared pursuant to section 8-23, as
695 amended by this act, (B) the regional plan of conservation and
696 development prepared pursuant to section 8-35a, (C) the state plan of
697 conservation and development prepared pursuant to chapter 297, and
698 (D) any plan adopted by the local water pollution control authority, if
699 applicable, provided a municipality may elect to disregard a municipal
700 plan of conservation and development prepared pursuant to section 8-
701 23, as amended by this act, and any plan adopted by the local water
702 pollution control authority to the extent that such plan would constrain
703 development that has been deemed prudent and feasible in the
704 development of the municipal housing growth plan;

705 ~~[(2)]~~ (3) The identification, to the extent practicable, of specific zones
706 or parcels that may be developed to meet the municipality's affordable
707 housing goal through the process of summary review, as defined in
708 section 8-2r, together with the maximum allowed residential density for
709 each such area;

710 ~~[(3)]~~ (4) The strategies the municipality has adopted or shall adopt to

711 improve the accessibility of affordable housing units for individuals
712 with an intellectual disability or other developmental disabilities;

713 ~~[(4)]~~ (5) Strategies a municipality has adopted or shall adopt to
714 promote the development of diverse types of housing units, considering
715 factors such as unit size, number of bedrooms, construction type,
716 density of development and ownership models;

717 ~~[(5)]~~ (6) An inventory of developable land within the municipality,
718 using the definition of developable land set forth in section 8-13aa;

719 ~~[(6)]~~ (7) An explanation of how the plan conforms to and implements
720 the requirements of subsection (b) of section 8-2, including addressing
721 significant disparities in housing needs, affirmatively furthering the
722 purposes of the federal Fair Housing Act, 42 USC 3601 et seq., as
723 amended from time to time, and promoting housing choice and
724 economic diversity;

725 ~~[(7)]~~ (8) Identification of the projected infrastructure needs, including,
726 but not limited to, projected wastewater capacity, and other
727 improvements needed to meet the municipality's affordable housing
728 goal; and

729 ~~[(8)]~~ (9) An implementation schedule for the policies, strategies and
730 other actions identified in the plan that is calculated to achieve the
731 municipal affordable housing goal.

732 Sec. 13. Subsection (b) of section 8-13cc of the 2026 supplement to the
733 general statutes is repealed and the following is substituted in lieu
734 thereof (*Effective October 1, 2026*):

735 (b) Each regional housing growth plan submitted to the secretary
736 pursuant to this section shall address the following elements in a form
737 and level of detail specified by guidelines issued by the secretary
738 pursuant to subsection (i) of section 8-13bb for each municipality that is
739 located in the planning region for the regional council of governments
740 that has elected to comply with the regional growth plan pursuant to

741 subsection (b) of section 8-13bb:

742 (1) The housing growth policies each municipality has adopted or
743 shall adopt to reduce specific regulatory barriers to the development of
744 dwelling units in the municipality and to promote the development of
745 additional dwelling units in the municipality;

746 (2) The plan's consistency with (A) the municipal plans of
747 conservation and development prepared pursuant to section 8-23, as
748 amended by this act; (B) the regional plan of conservation and
749 development prepared pursuant to section 8-35a; (C) the state plan of
750 conservation and development prepared pursuant to chapter 297; and
751 (D) any applicable plans adopted by a local water pollution control
752 authority, provided (i) such plan may, with the consent of the affected
753 municipality, elect to disregard a municipal plan of conservation and
754 development prepared pursuant to section 8-23, as amended by this act,
755 and any applicable plan adopted by a local water pollution control
756 authority to the extent that such plan of conservation and development
757 or plan adopted by the local water pollution control authority would
758 constrain development that has been deemed prudent and feasible in
759 the development of the regional housing growth plan, and (ii) a
760 municipality whose municipal plan of conservation and development
761 prepared pursuant to section 8-23, as amended by this act, or applicable
762 plan adopted by the local water pollution control authority, was
763 disregarded in the development of a regional housing growth plan may
764 decline to implement such plan of conservation and development or
765 plan adopted by the local water pollution control authority to the extent
766 that such plan of conservation and development or plan adopted by the
767 local water pollution control authority would constrain development
768 that has been deemed prudent and feasible in the development of the
769 regional housing growth plan;

770 (3) The identification, to the extent practicable, of specific zones or
771 parcels that may be developed to meet a municipality's affordable
772 housing goal through the process of summary review, as defined in
773 section 8-2r, together with the maximum allowed residential density for

774 each such area;

775 (4) The strategies a municipality has adopted or shall adopt to
776 improve the accessibility of affordable housing units for individuals
777 with an intellectual disability or other developmental disabilities;

778 (5) Strategies a municipality has adopted or shall adopt to promote
779 the development of diverse types of housing units, considering factors
780 such as unit size, number of bedrooms, construction type, density of
781 development and ownership models;

782 (6) An inventory of developable land within a municipality, using the
783 definition of developable land provided in section 8-13aa;

784 (7) An explanation of how the plan conforms to and implements the
785 requirements of subsection (b) of section 8-2, including addressing
786 significant disparities in housing needs, affirmatively furthering the
787 purposes of the federal Fair Housing Act, 42 USC 3601 et seq., as
788 amended from time to time, and promoting housing choice and
789 economic diversity;

790 (8) Identification of the projected infrastructure needs, including, but
791 not limited to, projected wastewater capacity, and other improvements
792 needed to meet the municipality's affordable housing goal; and

793 (9) An implementation schedule for the policies, strategies and other
794 actions identified in the plan that are calculated to achieve the affordable
795 housing goals for each municipality in the planning region.

796 Sec. 14. Subsection (a) of section 8-23 of the 2026 supplement to the
797 general statutes is repealed and the following is substituted in lieu
798 thereof (*Effective July 1, 2026*):

799 (a) (1) At least once every ten years, the commission shall prepare or
800 amend and shall adopt a plan of conservation and development for the
801 municipality. Following adoption, the commission shall regularly
802 review and maintain such plan. The commission may adopt such

803 geographical, functional or other amendments to the plan or parts of the
804 plan, in accordance with the provisions of this section, as it deems
805 necessary. The commission may, at any time, prepare, amend and adopt
806 plans for the redevelopment and improvement of districts or
807 neighborhoods which, in its judgment, contain special problems or
808 opportunities or show a trend toward lower land values. In the event
809 that such plan conflicts with the provisions of a municipal growth plan
810 adopted pursuant to section 8-13bb, as amended by this act, or regional
811 housing growth plan adopted pursuant to section 8-13cc, as amended
812 by this act, the commission may determine that the provisions of such
813 municipal or regional housing growth plan shall supersede the
814 conflicting provisions of the plan of conservation and development.

815 (2) If a plan is not amended decennially, the chief elected official of
816 the municipality shall submit a letter to the Secretary of the Office of
817 Policy and Management and the Commissioners of Transportation,
818 Energy and Environmental Protection and Economic and Community
819 Development that explains why such plan was not amended. A copy of
820 such letter shall be included in each application by the municipality for
821 discretionary state funding in excess of twenty-five thousand dollars
822 submitted to any state agency.

823 Sec. 15. Section 8-2s of the 2026 supplement to the general statutes, as
824 amended by section 16 of public act 25-1 of the November special
825 session, is repealed and the following is substituted in lieu thereof
826 (*Effective July 1, 2026*):

827 (a) On and after [July 1, 2026] June 1, 2027, any zoning regulations
828 adopted or amended pursuant to section 8-2 or any special act (1) shall
829 allow for the development of [a] transit community middle housing
830 [development] developments, as defined in section 8-13hh, as amended
831 by this act, or a mixed-use [development] developments of two to nine
832 dwelling units, on any [lot] lots that [is] are zoned for commercial or
833 mixed-use development, subject only to summary review, as defined in
834 section 8-2r, and (2) may allow for the development of a transit
835 community middle housing development on any lot that allows for

836 residential use subject only to such summary review.

837 (b) Any municipality that adopts zoning regulations that allow for
 838 the development of a transit community middle housing development
 839 as described in subdivision (2) of subsection (a) of this section shall be
 840 awarded [one-quarter] housing unit-equivalent [point] points pursuant
 841 to subdivision (6) of subsection (l) of section 8-30g, as amended by this
 842 act, for each unit of such middle housing for which a certificate of
 843 occupancy has been issued by the municipality.

844 (c) No municipality that has (1) adopted zoning regulations that
 845 allow for the development of a transit community middle housing
 846 development [as described in] pursuant to subdivision (2) of subsection
 847 (a) of this section, (2) been awarded housing unit-equivalent points
 848 pursuant to [subsection (b) of this section] subdivision (6) of subsection
 849 (l) of section 8-30g, as amended by this act, and (3) qualified for a
 850 moratorium from the affordable housing appeals procedure under
 851 subsection (l) of section 8-30g, as amended by this act, based in part on
 852 housing unit-equivalent points awarded pursuant to [subsection (b) of
 853 this section] subdivision (6) of subsection (l) of section 8-30g, as
 854 amended by this act, shall repeal or substantially modify such zoning
 855 regulations concerning such development of such middle housing
 856 during the period of such moratorium."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	22a-209f(c)
Sec. 3	<i>October 1, 2026</i>	8-30g(l)
Sec. 4	<i>from passage</i>	8-3o
Sec. 5	<i>October 1, 2026</i>	8-3n(d)
Sec. 6	<i>October 1, 2026</i>	8-13hh(a)
Sec. 7	<i>from passage</i>	2-139
Sec. 8	<i>July 1, 2026</i>	8-13ii
Sec. 9	<i>July 1, 2026</i>	4-66k(b)(5)
Sec. 10	<i>October 1, 2026</i>	8-13bb(g)

Sec. 11	<i>October 1, 2026</i>	8-13cc(c)
Sec. 12	<i>October 1, 2026</i>	8-13bb(d)
Sec. 13	<i>October 1, 2026</i>	8-13cc(b)
Sec. 14	<i>July 1, 2026</i>	8-23(a)
Sec. 15	<i>July 1, 2026</i>	8-2s