



House of Representatives

File No. 748

General Assembly

February Session, 2026

(Reprint of File No. 26)

House Bill No. 5369
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
April 30, 2026

AN ACT ESTABLISHING A TASK FORCE ON AFFORDABLE AND MIDDLE HOUSING.

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

1 Section 1. (*Effective from passage*) (a) There is established a task force
2 to (1) evaluate the calculation of the threshold at or above which the
3 affordable housing appeals procedure outlined in section 8-30g of the
4 general statutes is not available; (2) evaluate the moratorium process
5 described in subsection (l) of section 8-30g of the general statutes; (3)
6 evaluate the length of deed restrictions required for the award of
7 housing unit-equivalent points for proposed developments pursuant to
8 section 8-30g of the general statutes; (4) recommend changes, if any, to
9 section 8-30g of the general statutes to improve the effectiveness and
10 clarity of the provisions outlined in subdivisions (1) to (3), inclusive, of
11 this subsection; (5) examine existing state and local regulatory barriers
12 to developing missing middle housing and recommend statutory,
13 regulatory and administrative solutions to encourage missing middle
14 housing development, including, but not limited to, revisions to the

15 State Building Code, and State Fire Safety and State Fire Prevention
16 Codes; and (6) recommend changes to state law to reduce barriers to the
17 development of missing middle housing. For the purposes of this
18 section, "missing middle housing" means duplexes, triplexes,
19 quadplexes, cottage clusters and townhouses consisting of sixteen units
20 or fewer.

21 (b) The task force shall consist of the following members:

22 (1) Two appointed by the speaker of the House of Representatives,
23 one of whom is a public safety official;

24 (2) Two appointed by the president pro tempore of the Senate, one of
25 whom is an employee of the Department of Administrative Services;

26 (3) Two appointed by the majority leader of the House of
27 Representatives;

28 (4) Two appointed by the majority leader of the Senate;

29 (5) Two appointed by the minority leader of the House of
30 Representatives; and

31 (6) Two appointed by the minority leader of the Senate.

32 (c) Any member of the task force appointed under subdivision (1),
33 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member
34 of the General Assembly. Not more than six members total may be
35 members of the General Assembly.

36 (d) All initial appointments to the task force shall be made not later
37 than thirty days after the effective date of this section. Any vacancy shall
38 be filled by the appointing authority.

39 (e) The speaker of the House of Representatives and the president pro
40 tempore of the Senate shall select the chairpersons of the task force from
41 among the members of the task force. Such chairpersons shall schedule
42 the first meeting of the task force, which shall be held not later than sixty

43 days after the effective date of this section.

44 (f) The chairpersons of the task force may, at their discretion, appoint
45 additional nonvoting members of the task force.

46 (g) The administrative staff of the joint standing committee of the
47 General Assembly having cognizance of matters relating to housing
48 shall serve as administrative staff of the task force.

49 (h) Not later than January 1, 2027, the task force shall submit a report
50 on its findings and recommendations to the joint standing committee of
51 the General Assembly having cognizance of matters relating to housing,
52 in accordance with the provisions of section 11-4a of the general statutes.
53 The task force shall terminate on the date that it submits such report or
54 January 1, 2027, whichever is later.

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

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill establishes a task force to evaluate the calculation associated with the affordable housing appeals procedure and to make certain recommendations resulting in no fiscal impact to the state because the task force has the expertise and capacity to meet the requirements of the bill.

House "A" alters the scope of the task force's duties and the composition of the task force resulting in the impact described above.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis

HB 5369 (as amended by House "A")

AN ACT ESTABLISHING A TASK FORCE ON THE CALCULATION OF AFFORDABILITY IN THE AFFORDABLE HOUSING APPEALS PROCESS.

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 18 Nay 0 (03/05/2026)