



General Assembly

Bill No. 8002

November Special Session, 2025

LCO No. 10924



Referred to Committee on No Committee

Introduced by:

REP. RITTER, 1st Dist.

SEN. LOONEY, 11th Dist.

REP. ROJAS, 9th Dist.

SEN. DUFF, 25th Dist.

AN ACT CONCERNING HOUSING GROWTH.

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

1 Section 1. (NEW) (*Effective January 1, 2026*) (a) For the purposes of this
2 section and sections 2 and 3 of this act:

3 (1) "Account holder" means an individual who, either individually or
4 jointly with another individual, establishes a first-time homebuyer
5 savings account;

6 (2) "Allowable closing costs" means the disbursements listed on a
7 settlement statement concerning a transaction involving the purchase of
8 a one-to-four family residence in this state by a qualified beneficiary to
9 serve as the qualified beneficiary's primary residence;

10 (3) "Commissioner" means the Commissioner of Revenue Services;

11 (4) "Eligible costs" means the down payment and all allowable closing

12 costs paid or reimbursed by a qualified beneficiary to purchase a one-
13 to-four family residence in this state to serve as the qualified
14 beneficiary's primary residence;

15 (5) "Financial institution" means a bank, out-of-state bank,
16 Connecticut credit union, federal credit union or out-of-state credit
17 union, as those terms are defined in section 36a-2 of the general statutes,
18 and any affiliate or third-party provider of such entities;

19 (6) "First-time homebuyer" means an individual who did not own or
20 purchase, either individually or jointly with another person, a one-to-
21 four family residence prior to the closing date of a real estate transaction
22 involving the purchase of a one-to-four family residence in this state by
23 the individual;

24 (7) "First-time homebuyer savings account" means an account
25 established by one or more account holders with a financial institution
26 that the account holders designate as an account exclusively containing
27 funds to pay or reimburse eligible costs incurred by the qualified
28 beneficiary of the account;

29 (8) "One-to-four family residence" means a residential dwelling
30 consisting of not more than four dwelling units, including, but not
31 limited to, a mobile manufactured home, as defined in section 21-64 of
32 the general statutes, or a residential unit in a cooperative, common
33 interest community or condominium, as such terms are defined in
34 section 47-202 of the general statutes;

35 (9) "Qualified beneficiary" means a first-time homebuyer who (A) is
36 an account holder and designated as the qualified beneficiary of a first-
37 time homebuyer savings account, and (B) resides in the one-to-four
38 family residence in this state that is purchased with the funds deposited
39 in such account; and

40 (10) "Settlement statement" means the statement of receipts and
41 disbursements for a transaction related to real estate, including, but not

42 limited to, a statement prescribed pursuant to the Real Estate Settlement
43 Procedures Act of 1974, 12 USC 2601 et seq., as amended from time to
44 time, and any regulations adopted thereunder.

45 (b) For purposes of implementing the deduction allowed under
46 subparagraph (B) of subdivision (20) of subsection (a) of section 12-701
47 of the general statutes, as amended by this act, and the credit allowed
48 under section 3 of this act, the commissioner shall prepare forms for (1)
49 the designation of accounts as first-time homebuyer savings accounts,
50 (2) the designation of qualified beneficiaries, and (3) account holders to
51 submit to the commissioner the information described in subparagraph
52 (B) of subdivision (1) of subsection (d) of this section and any additional
53 information that the commissioner reasonably requires pursuant to the
54 provisions of this section.

55 (c) An individual may establish one or more first-time homebuyer
56 savings accounts with a financial institution. Two individuals may
57 jointly establish and serve as the account holders of a first-time
58 homebuyer savings account, provided such account holders shall file a
59 joint return for the tax imposed under chapter 229 of the general statutes
60 for each taxable year during which such account exists. The account
61 holder or account holders shall, not later than April fifteenth of the
62 taxable year immediately following the taxable year during which such
63 account holder or account holders established a first-time homebuyer
64 savings account, designate the qualified beneficiary of such account.
65 The account holder or account holders of a first-time homebuyer savings
66 account may designate a new qualified beneficiary of the account at any
67 time, provided there shall not be more than one qualified beneficiary of
68 such account at any time. No individual may establish or serve as an
69 account holder of multiple first-time homebuyer savings accounts that
70 have the same qualified beneficiary. A first-time homebuyer savings
71 account shall exclusively contain cash, and there shall be no limit on the
72 amount of contributions made to, or contained in, such accounts. Any
73 person may contribute to a first-time homebuyer savings account,
74 including, but not limited to, employers of the account holder or account

75 holders of such account. If an account holder of a first-time homebuyer
76 savings account leaves employment with an employer that contributed
77 to such account while such account holder was employed by such
78 employer, such employer shall not seek reimbursement of any
79 contribution to such account. The account holder or account holders
80 may invest funds deposited in a first-time homebuyer savings account
81 in money market funds.

82 (d) (1) Each account holder shall:

83 (A) Not use any portion of the funds deposited in a first-time
84 homebuyer savings account to pay any administrative fees or expenses,
85 other than service fees imposed by the depository financial institution,
86 for such account; and

87 (B) Submit to the commissioner such account holder's tax return for
88 each taxable year beginning on or after January 1, 2026, during which a
89 first-time homebuyer savings account established by such account
90 holder exists, along with:

91 (i) Any information required by the commissioner concerning such
92 first-time homebuyer savings account for purposes of implementing the
93 deduction allowed under subparagraph (B) of subdivision (20) of
94 subsection (a) of section 12-701 of the general statutes, as amended by
95 this act, and the credit allowed under section 3 of this act;

96 (ii) The Internal Revenue Service Form 1099 issued by the depository
97 financial institution for such first-time homebuyer savings account; and

98 (iii) If such account holder withdrew funds from such first-time
99 homebuyer savings account during the taxable year that is the subject
100 of such return, a detailed accounting of all eligible costs and ineligible
101 costs paid or reimbursed using such funds during such taxable year and
102 the balance of funds remaining in such account.

103 (2) Each account holder may withdraw all, or any portion of, the

104 funds contributed to and deposited in a first-time homebuyer savings
105 account and deposit such funds in another first-time homebuyer savings
106 account established by such account holder at any financial institution.

107 (e) (1) The commissioner may require that financial institutions
108 furnish certain information about each first-time homebuyer savings
109 account.

110 (2) No financial institution shall be required to (A) designate an
111 account as a first-time homebuyer savings account, (B) track the use of
112 any funds withdrawn from a first-time homebuyer savings account, or
113 (C) allocate funds in a first-time homebuyer savings account among
114 account holders.

115 (3) No financial institution shall be liable or responsible for (A)
116 determining whether, or ensuring that, an account holder satisfies the
117 requirements established in this section concerning first-time
118 homebuyer savings accounts or the funds in first-time homebuyer
119 savings accounts are used to pay or reimburse eligible costs, or (B)
120 disclosing or remitting taxes or penalties concerning first-time
121 homebuyer savings accounts unless such disclosure or remittance is
122 required by applicable law.

123 (4) Upon receiving proof of the death of an account holder and all
124 other information required by any contract governing a first-time
125 homebuyer savings account established by the account holder, the
126 depository financial institution shall distribute the funds in the first-
127 time homebuyer savings account in accordance with the terms of such
128 contract.

129 (f) (1) Except as provided in subdivision (2) of this subsection and
130 subdivision (2) of subsection (d) of this section, each account holder who
131 withdraws funds from a first-time homebuyer savings account for any
132 reason other than paying or reimbursing the qualified beneficiary of
133 such account for eligible costs incurred by such qualified beneficiary
134 shall be liable to this state for a civil penalty in an amount equal to ten

135 per cent of the withdrawn amount. Such civil penalty shall be collectible
136 by the commissioner. If such funds were deducted by an account holder
137 in accordance with subparagraph (B) of subdivision (20) of subsection
138 (a) of section 12-701 of the general statutes, as amended by this act, then
139 such withdrawn funds shall be considered income.

140 (2) No account holder shall be liable for a penalty under subdivision
141 (1) of this subsection, nor shall funds withdrawn from a first-time
142 homebuyer savings account be considered income, if the funds
143 withdrawn from the first-time homebuyer savings account:

144 (A) Are deposited in another first-time homebuyer savings account
145 pursuant to subdivision (2) of subsection (d) of this section;

146 (B) Are withdrawn due to the death or disability of an account holder
147 who established such account;

148 (C) Constitute a disbursement of the assets of such account pursuant
149 to a filing for protection under the United States Bankruptcy Code, as
150 amended from time to time; or

151 (D) Are not claimed as a deduction pursuant to subparagraph (B) of
152 subdivision (20) of subsection (a) of section 12-701 of the general
153 statutes, as amended by this act, by the account holder on a return for
154 the tax imposed under chapter 229 of the general statutes.

155 (g) The commissioner may adopt regulations, in accordance with the
156 provisions of chapter 54 of the general statutes, to implement the
157 provisions of this section.

158 Sec. 2. Subparagraph (B) of subdivision (20) of subsection (a) of
159 section 12-701 of the general statutes is repealed and the following is
160 substituted in lieu thereof (*Effective January 1, 2026*):

161 (B) There shall be subtracted therefrom:

162 (i) To the extent properly includable in gross income for federal

163 income tax purposes, any income with respect to which taxation by any
164 state is prohibited by federal law;

165 (ii) To the extent allowable under section 12-718, exempt dividends
166 paid by a regulated investment company;

167 (iii) To the extent properly includable in gross income for federal
168 income tax purposes, the amount of any refund or credit for
169 overpayment of income taxes imposed by this state, or any other state
170 of the United States or a political subdivision thereof, or the District of
171 Columbia;

172 (iv) To the extent properly includable in gross income for federal
173 income tax purposes and not otherwise subtracted from federal
174 adjusted gross income pursuant to clause (x) of this subparagraph in
175 computing Connecticut adjusted gross income, any tier 1 railroad
176 retirement benefits;

177 (v) To the extent any additional allowance for depreciation under
178 Section 168(k) of the Internal Revenue Code for property placed in
179 service after September 27, 2017, was added to federal adjusted gross
180 income pursuant to subparagraph (A)(ix) of this subdivision in
181 computing Connecticut adjusted gross income, twenty-five per cent of
182 such additional allowance for depreciation in each of the four
183 succeeding taxable years;

184 (vi) To the extent properly includable in gross income for federal
185 income tax purposes, any interest income from obligations issued by or
186 on behalf of the state of Connecticut, any political subdivision thereof,
187 or public instrumentality, state or local authority, district or similar
188 public entity created under the laws of the state of Connecticut;

189 (vii) To the extent properly includable in determining the net gain or
190 loss from the sale or other disposition of capital assets for federal income
191 tax purposes, any gain from the sale or exchange of obligations issued
192 by or on behalf of the state of Connecticut, any political subdivision

193 thereof, or public instrumentality, state or local authority, district or
194 similar public entity created under the laws of the state of Connecticut,
195 in the income year such gain was recognized;

196 (viii) Any interest on indebtedness incurred or continued to purchase
197 or carry obligations or securities the interest on which is subject to tax
198 under this chapter but exempt from federal income tax, to the extent that
199 such interest on indebtedness is not deductible in determining federal
200 adjusted gross income and is attributable to a trade or business carried
201 on by such individual;

202 (ix) Ordinary and necessary expenses paid or incurred during the
203 taxable year for the production or collection of income which is subject
204 to taxation under this chapter but exempt from federal income tax, or
205 the management, conservation or maintenance of property held for the
206 production of such income, and the amortizable bond premium for the
207 taxable year on any bond the interest on which is subject to tax under
208 this chapter but exempt from federal income tax, to the extent that such
209 expenses and premiums are not deductible in determining federal
210 adjusted gross income and are attributable to a trade or business carried
211 on by such individual;

212 (x) (I) For taxable years commencing prior to January 1, 2019, for a
213 person who files a return under the federal income tax as an unmarried
214 individual whose federal adjusted gross income for such taxable year is
215 less than fifty thousand dollars, or as a married individual filing
216 separately whose federal adjusted gross income for such taxable year is
217 less than fifty thousand dollars, or for a husband and wife who file a
218 return under the federal income tax as married individuals filing jointly
219 whose federal adjusted gross income for such taxable year is less than
220 sixty thousand dollars or a person who files a return under the federal
221 income tax as a head of household whose federal adjusted gross income
222 for such taxable year is less than sixty thousand dollars, an amount
223 equal to the Social Security benefits includable for federal income tax
224 purposes;

225 (II) For taxable years commencing prior to January 1, 2019, for a
226 person who files a return under the federal income tax as an unmarried
227 individual whose federal adjusted gross income for such taxable year is
228 fifty thousand dollars or more, or as a married individual filing
229 separately whose federal adjusted gross income for such taxable year is
230 fifty thousand dollars or more, or for a husband and wife who file a
231 return under the federal income tax as married individuals filing jointly
232 whose federal adjusted gross income from such taxable year is sixty
233 thousand dollars or more or for a person who files a return under the
234 federal income tax as a head of household whose federal adjusted gross
235 income for such taxable year is sixty thousand dollars or more, an
236 amount equal to the difference between the amount of Social Security
237 benefits includable for federal income tax purposes and the lesser of
238 twenty-five per cent of the Social Security benefits received during the
239 taxable year, or twenty-five per cent of the excess described in Section
240 86(b)(1) of the Internal Revenue Code;

241 (III) For the taxable year commencing January 1, 2019, and each
242 taxable year thereafter, for a person who files a return under the federal
243 income tax as an unmarried individual whose federal adjusted gross
244 income for such taxable year is less than seventy-five thousand dollars,
245 or as a married individual filing separately whose federal adjusted gross
246 income for such taxable year is less than seventy-five thousand dollars,
247 or for a husband and wife who file a return under the federal income tax
248 as married individuals filing jointly whose federal adjusted gross
249 income for such taxable year is less than one hundred thousand dollars
250 or a person who files a return under the federal income tax as a head of
251 household whose federal adjusted gross income for such taxable year is
252 less than one hundred thousand dollars, an amount equal to the Social
253 Security benefits includable for federal income tax purposes; and

254 (IV) For the taxable year commencing January 1, 2019, and each
255 taxable year thereafter, for a person who files a return under the federal
256 income tax as an unmarried individual whose federal adjusted gross
257 income for such taxable year is seventy-five thousand dollars or more,

258 or as a married individual filing separately whose federal adjusted gross
259 income for such taxable year is seventy-five thousand dollars or more,
260 or for a husband and wife who file a return under the federal income tax
261 as married individuals filing jointly whose federal adjusted gross
262 income from such taxable year is one hundred thousand dollars or more
263 or for a person who files a return under the federal income tax as a head
264 of household whose federal adjusted gross income for such taxable year
265 is one hundred thousand dollars or more, an amount equal to the
266 difference between the amount of Social Security benefits includable for
267 federal income tax purposes and the lesser of twenty-five per cent of the
268 Social Security benefits received during the taxable year, or twenty-five
269 per cent of the excess described in Section 86(b)(1) of the Internal
270 Revenue Code;

271 (xi) To the extent properly includable in gross income for federal
272 income tax purposes, any amount rebated to a taxpayer pursuant to
273 section 12-746;

274 (xii) To the extent properly includable in the gross income for federal
275 income tax purposes of a designated beneficiary, any distribution to
276 such beneficiary from any qualified state tuition program, as defined in
277 Section 529(b) of the Internal Revenue Code, established and
278 maintained by this state or any official, agency or instrumentality of the
279 state;

280 (xiii) To the extent allowable under section 12-701a, contributions to
281 accounts established pursuant to any qualified state tuition program, as
282 defined in Section 529(b) of the Internal Revenue Code, established and
283 maintained by this state or any official, agency or instrumentality of the
284 state;

285 (xiv) To the extent properly includable in gross income for federal
286 income tax purposes, the amount of any Holocaust victims' settlement
287 payment received in the taxable year by a Holocaust victim;

288 (xv) To the extent properly includable in the gross income for federal

289 income tax purposes of a designated beneficiary, as defined in section
290 3-123aa, interest, dividends or capital gains earned on contributions to
291 accounts established for the designated beneficiary pursuant to the
292 Connecticut Homecare Option Program for the Elderly established by
293 sections 3-123aa to 3-123ff, inclusive;

294 (xvi) To the extent properly includable in gross income for federal
295 income tax purposes, any income received from the United States
296 government as retirement pay for a retired member of (I) the Armed
297 Forces of the United States, as defined in Section 101 of Title 10 of the
298 United States Code, or (II) the National Guard, as defined in Section 101
299 of Title 10 of the United States Code;

300 (xvii) To the extent properly includable in gross income for federal
301 income tax purposes for the taxable year, any income from the discharge
302 of indebtedness in connection with any reacquisition, after December
303 31, 2008, and before January 1, 2011, of an applicable debt instrument or
304 instruments, as those terms are defined in Section 108 of the Internal
305 Revenue Code, as amended by Section 1231 of the American Recovery
306 and Reinvestment Act of 2009, to the extent any such income was added
307 to federal adjusted gross income pursuant to subparagraph (A)(xi) of
308 this subdivision in computing Connecticut adjusted gross income for a
309 preceding taxable year;

310 (xviii) To the extent not deductible in determining federal adjusted
311 gross income, the amount of any contribution to a manufacturing
312 reinvestment account established pursuant to section 32-9zz in the
313 taxable year that such contribution is made;

314 (xix) To the extent properly includable in gross income for federal
315 income tax purposes, (I) for the taxable year commencing January 1,
316 2015, ten per cent of the income received from the state teachers'
317 retirement system, (II) for the taxable years commencing January 1,
318 2016, to January 1, 2020, inclusive, twenty-five per cent of the income
319 received from the state teachers' retirement system, and (III) for the

320 taxable year commencing January 1, 2021, and each taxable year
321 thereafter, fifty per cent of the income received from the state teachers'
322 retirement system or, for a taxpayer whose federal adjusted gross
323 income does not exceed the applicable threshold under clause (xx) of
324 this subparagraph, the percentage pursuant to said clause of the income
325 received from the state teachers' retirement system, whichever
326 deduction is greater;

327 (xx) To the extent properly includable in gross income for federal
328 income tax purposes, except for retirement benefits under clause (iv) of
329 this subparagraph and retirement pay under clause (xvi) of this
330 subparagraph, for a person who files a return under the federal income
331 tax as an unmarried individual whose federal adjusted gross income for
332 such taxable year is less than seventy-five thousand dollars, or as a
333 married individual filing separately whose federal adjusted gross
334 income for such taxable year is less than seventy-five thousand dollars,
335 or as a head of household whose federal adjusted gross income for such
336 taxable year is less than seventy-five thousand dollars, or for a husband
337 and wife who file a return under the federal income tax as married
338 individuals filing jointly whose federal adjusted gross income for such
339 taxable year is less than one hundred thousand dollars, (I) for the taxable
340 year commencing January 1, 2019, fourteen per cent of any pension or
341 annuity income, (II) for the taxable year commencing January 1, 2020,
342 twenty-eight per cent of any pension or annuity income, (III) for the
343 taxable year commencing January 1, 2021, forty-two per cent of any
344 pension or annuity income, and (IV) for the taxable years commencing
345 January 1, 2022, and January 1, 2023, one hundred per cent of any
346 pension or annuity income;

347 (xxi) To the extent properly includable in gross income for federal
348 income tax purposes, except for retirement benefits under clause (iv) of
349 this subparagraph and retirement pay under clause (xvi) of this
350 subparagraph, any pension or annuity income for the taxable year
351 commencing on or after January 1, 2024, and each taxable year
352 thereafter, in accordance with the following schedule, for a person who

353 files a return under the federal income tax as an unmarried individual
354 whose federal adjusted gross income for such taxable year is less than
355 one hundred thousand dollars, or as a married individual filing
356 separately whose federal adjusted gross income for such taxable year is
357 less than one hundred thousand dollars, or as a head of household
358 whose federal adjusted gross income for such taxable year is less than
359 one hundred thousand dollars:

T1	Federal Adjusted Gross Income	Deduction
T2	Less than \$75,000	100.0%
T3	\$75,000 but not over \$77,499	85.0%
T4	\$77,500 but not over \$79,999	70.0%
T5	\$80,000 but not over \$82,499	55.0%
T6	\$82,500 but not over \$84,999	40.0%
T7	\$85,000 but not over \$87,499	25.0%
T8	\$87,500 but not over \$89,999	10.0%
T9	\$90,000 but not over \$94,999	5.0%
T10	\$95,000 but not over \$99,999	2.5%
T11	\$100,000 and over	0.0%

360 (xxii) To the extent properly includable in gross income for federal
361 income tax purposes, except for retirement benefits under clause (iv) of
362 this subparagraph and retirement pay under clause (xvi) of this
363 subparagraph, any pension or annuity income for the taxable year
364 commencing on or after January 1, 2024, and each taxable year
365 thereafter, in accordance with the following schedule for married
366 individuals who file a return under the federal income tax as married
367 individuals filing jointly whose federal adjusted gross income for such
368 taxable year is less than one hundred fifty thousand dollars:

T12	Federal Adjusted Gross Income	Deduction
T13	Less than \$100,000	100.0%
T14	\$100,000 but not over \$104,999	85.0%
T15	\$105,000 but not over \$109,999	70.0%

T16	\$110,000 but not over \$114,999	55.0%
T17	\$115,000 but not over \$119,999	40.0%
T18	\$120,000 but not over \$124,999	25.0%
T19	\$125,000 but not over \$129,999	10.0%
T20	\$130,000 but not over \$139,999	5.0%
T21	\$140,000 but not over \$149,999	2.5%
T22	\$150,000 and over	0.0%

369 (xxiii) The amount of lost wages and medical, travel and housing
370 expenses, not to exceed ten thousand dollars in the aggregate, incurred
371 by a taxpayer during the taxable year in connection with the donation
372 to another person of an organ for organ transplantation occurring on or
373 after January 1, 2017;

374 (xxiv) To the extent properly includable in gross income for federal
375 income tax purposes, the amount of any financial assistance received
376 from the Crumbling Foundations Assistance Fund or paid to or on
377 behalf of the owner of a residential building pursuant to sections 8-442
378 and 8-443;

379 (xxv) To the extent properly includable in gross income for federal
380 income tax purposes, the amount calculated pursuant to subsection (b)
381 of section 12-704g for income received by a general partner of a venture
382 capital fund, as defined in 17 CFR 275.203(l)-1, as amended from time to
383 time;

384 (xxvi) To the extent any portion of a deduction under Section 179 of
385 the Internal Revenue Code was added to federal adjusted gross income
386 pursuant to subparagraph (A)(xiv) of this subdivision in computing
387 Connecticut adjusted gross income, twenty-five per cent of such
388 disallowed portion of the deduction in each of the four succeeding
389 taxable years;

390 (xxvii) To the extent properly includable in gross income for federal
391 income tax purposes, for a person who files a return under the federal

392 income tax as an unmarried individual whose federal adjusted gross
 393 income for such taxable year is less than seventy-five thousand dollars,
 394 or as a married individual filing separately whose federal adjusted gross
 395 income for such taxable year is less than seventy-five thousand dollars,
 396 or as a head of household whose federal adjusted gross income for such
 397 taxable year is less than seventy-five thousand dollars, or for a husband
 398 and wife who file a return under the federal income tax as married
 399 individuals filing jointly whose federal adjusted gross income for such
 400 taxable year is less than one hundred thousand dollars, for the taxable
 401 year commencing January 1, 2023, twenty-five per cent of any
 402 distribution from an individual retirement account other than a Roth
 403 individual retirement account;

404 (xxviii) To the extent properly includable in gross income for federal
 405 income tax purposes, for a person who files a return under the federal
 406 income tax as an unmarried individual whose federal adjusted gross
 407 income for such taxable year is less than one hundred thousand dollars,
 408 or as a married individual filing separately whose federal adjusted gross
 409 income for such taxable year is less than one hundred thousand dollars,
 410 or as a head of household whose federal adjusted gross income for such
 411 taxable year is less than one hundred thousand dollars, (I) for the taxable
 412 year commencing January 1, 2024, fifty per cent of any distribution from
 413 an individual retirement account other than a Roth individual
 414 retirement account, (II) for the taxable year commencing January 1, 2025,
 415 seventy-five per cent of any distribution from an individual retirement
 416 account other than a Roth individual retirement account, and (III) for
 417 the taxable year commencing January 1, 2026, and each taxable year
 418 thereafter, any distribution from an individual retirement account other
 419 than a Roth individual retirement account. The subtraction under this
 420 clause shall be made in accordance with the following schedule:

T23	Federal Adjusted Gross Income	Deduction
T24	Less than \$75,000	100.0%
T25	\$75,000 but not over \$77,499	85.0%

T26	\$77,500 but not over \$79,999	70.0%
T27	\$80,000 but not over \$82,499	55.0%
T28	\$82,500 but not over \$84,999	40.0%
T29	\$85,000 but not over \$87,499	25.0%
T30	\$87,500 but not over \$89,999	10.0%
T31	\$90,000 but not over \$94,999	5.0%
T32	\$95,000 but not over \$99,999	2.5%
T33	\$100,000 and over	0.0%

421 (xxix) To the extent properly includable in gross income for federal
422 income tax purposes, for married individuals who file a return under
423 the federal income tax as married individuals filing jointly whose
424 federal adjusted gross income for such taxable year is less than one
425 hundred fifty thousand dollars, (I) for the taxable year commencing
426 January 1, 2024, fifty per cent of any distribution from an individual
427 retirement account other than a Roth individual retirement account, (II)
428 for the taxable year commencing January 1, 2025, seventy-five per cent
429 of any distribution from an individual retirement account other than a
430 Roth individual retirement account, and (III) for the taxable year
431 commencing January 1, 2026, and each taxable year thereafter, any
432 distribution from an individual retirement account other than a Roth
433 individual retirement account. The subtraction under this clause shall
434 be made in accordance with the following schedule:

T34	Federal Adjusted Gross Income	Deduction
T35	Less than \$100,000	100.0%
T36	\$100,000 but not over \$104,999	85.0%
T37	\$105,000 but not over \$109,999	70.0%
T38	\$110,000 but not over \$114,999	55.0%
T39	\$115,000 but not over \$119,999	40.0%
T40	\$120,000 but not over \$124,999	25.0%
T41	\$125,000 but not over \$129,999	10.0%
T42	\$130,000 but not over \$139,999	5.0%
T43	\$140,000 but not over \$149,999	2.5%

464 joint return; [and]

465 (xxxv) To the extent properly includable in gross income for federal
466 income tax purposes, the amount of any payment received pursuant to
467 subsection (c) of section 3-122a;

468 (xxxvi) For an account holder, as defined in section 1 of this act, who
469 files a return under the federal income tax as an unmarried individual,
470 a married individual filing separately or a head of household, whose
471 federal adjusted gross income for the taxable year is less than one
472 hundred twenty-five thousand dollars or who files a return under the
473 federal income tax as married individuals filing jointly whose federal
474 adjusted gross income for the taxable year is less than two hundred fifty
475 thousand dollars:

476 (I) To the extent not deductible in determining federal adjusted gross
477 income, for the taxable year commencing January 1, 2027, an amount
478 equal to the contributions deposited during the taxable years
479 commencing January 1, 2026, and January 1, 2027, in a first-time
480 homebuyer savings account established pursuant to subsection (c) of
481 section 1 of this act, less any amounts withdrawn during said taxable
482 years by the account holder from such account under subparagraph (D)
483 of subdivision (2) of subsection (f) of section 1 of this act. The amount
484 claimed under this subclause shall not exceed two thousand five
485 hundred dollars for each such taxable year for an unmarried individual,
486 a married individual filing separately or a head of household and five
487 thousand dollars for each such taxable year for married individuals
488 filing jointly;

489 (II) To the extent not deductible in determining federal adjusted gross
490 income, for the taxable year commencing January 1, 2028, and each
491 taxable year thereafter, an amount equal to the contributions deposited
492 during the taxable year in a first-time homebuyer savings account
493 established pursuant to subsection (c) of section 1 of this act, less any
494 amounts withdrawn during the taxable year by the account holder from

495 such account pursuant to subparagraph (D) of subdivision (2) of
496 subsection (f) of section 1 of this act. The amount allowed to be claimed
497 under this subclause for the taxable year shall not exceed two thousand
498 five hundred dollars for an unmarried individual, a married individual
499 filing separately or a head of household and five thousand dollars for
500 married individuals filing jointly; and

501 (III) To the extent properly includable in gross income for federal
502 income tax purposes, for the taxable year commencing January 1, 2027,
503 and each taxable year thereafter, an amount equal to the sum of all
504 interest accrued on a first-time homebuyer savings account, established
505 pursuant to subsection (c) of section 1 of this act, during the taxable year;
506 and

507 (xxxvii) To the extent properly includable in gross income for federal
508 income tax purposes, for the taxable year commencing January 1, 2027,
509 and each taxable year thereafter, for an account holder who is a qualified
510 beneficiary of a first-time homebuyer savings account, as those terms
511 are defined in section 1 of this act, and who files a return under the
512 federal income tax as an unmarried individual, a married individual
513 filing separately or a head of household, whose federal adjusted gross
514 income for the taxable year is less than one hundred twenty-five
515 thousand dollars or who files a return under the federal income tax as
516 married individuals filing jointly whose federal adjusted gross income
517 for the taxable year is less than two hundred fifty thousand dollars, an
518 amount equal to any withdrawal from such account that is used to pay
519 or reimburse such qualified beneficiary for eligible costs, as defined in
520 section 1 of this act, incurred by the qualified beneficiary.

521 *Sec. 3. (NEW) (Effective January 1, 2026) (a) (1) For the taxable or*
522 *income year commencing on January 1, 2027, but prior to January 1,*
523 *2028, there shall be allowed a credit against the tax imposed under*
524 *chapter 208 or 229 of the general statutes, other than the liability*
525 *imposed by section 12-707 of the general statutes, for contributions*
526 *deposited by the employer of an account holder in a first-time*

527 homebuyer savings account established pursuant to subsection (c) of
528 section 1 of this act during the taxable or income years commencing on
529 or after January 1, 2026, but prior to January 1, 2028, provided such
530 account holder was employed by such employer at the time such
531 contributions were made.

532 (2) For the taxable or income year commencing on January 1, 2028,
533 and each taxable or income year thereafter, there shall be allowed a
534 credit against the tax imposed under chapter 208 or 229 of the general
535 statutes, other than the liability imposed by section 12-707 of the general
536 statutes, for contributions deposited by the employer of an account
537 holder in a first-time homebuyer savings account established pursuant
538 to subsection (c) of section 1 of this act during the taxable or income year,
539 provided such account holder was employed by such employer at the
540 time such contributions were made.

541 (3) The amount of the credit allowed under subdivisions (1) and (2)
542 of this subsection shall be equal to ten per cent of the amount of the
543 contributions made by the taxpayer into the first-time homebuyer
544 savings accounts of account holders of such accounts during the income
545 or taxable year, provided the amount of the credit allowed for any
546 income or taxable year with respect to a specific account holder shall not
547 exceed two thousand five hundred dollars.

548 (b) If the taxpayer is an S corporation or an entity treated as a
549 partnership for federal income tax purposes, the credit may be claimed
550 by the shareholders or partners of the taxpayer. If the taxpayer is a single
551 member limited liability company that is disregarded as an entity
552 separate from its owner, the credit may be claimed by such limited
553 liability company's owner, provided such owner is a person subject to
554 the tax imposed under chapter 208 or 229 of the general statutes. Any
555 taxpayer claiming the credit shall provide to the Department of Revenue
556 Services documentation supporting such claim in the form and manner
557 prescribed by the Commissioner of Revenue Services.

558 Sec. 4. (NEW) (*Effective January 1, 2026*) As used in this section and
559 sections 5 and 6 of this act:

560 (1) "Municipal housing growth plan" means a plan for the adoption
561 of housing growth policies and the development of dwelling units in a
562 municipality prepared and submitted by a municipality pursuant to
563 section 5 of this act;

564 (2) "Regional housing growth plan" means a plan developed and
565 adopted by a regional council of governments in coordination with the
566 municipalities in the planning region of the council that (A) provides for
567 the adoption of housing growth policies and the development of
568 dwelling units in each municipality in the planning region, and (B) is
569 prepared and submitted to the Secretary of the Office of Policy and
570 Management pursuant to section 6 of this act;

571 (3) "Affordable housing goal" has the same meaning as provided in
572 section 7 of this act;

573 (4) "Affordable housing unit" means a dwelling unit that is subject to
574 a covenant or restriction contained in an instrument filed on the land
575 records of the municipality in which such unit is located, provided such
576 covenant or restriction requires such dwelling unit to be sold or rented
577 at, or below, a price that will preserve the unit, for at least forty years
578 after the initial occupation of the unit, as housing for which persons and
579 families pay thirty per cent or less of their annual income where such
580 person or family is considered a low-income household, very low-
581 income household or extremely low-income household;

582 (5) "Developable land" means land, including any land owned by the
583 state or a political subdivision of the state, including a municipality,
584 that, as of January 1, 2026, can be feasibly developed or redeveloped into
585 a residential development or a mixed-use development, as defined in
586 section 8-13m of the general statutes, provided the feasibility of such
587 development or redevelopment is based on commercially reasonable
588 assumptions. "Developable land" does not include: (A) Land already

589 committed to a public use or purpose, whether publicly or privately
590 owned; (B) open space, parks and recreation areas that are dedicated to
591 the public or subject to a recorded conservation easement; (C) land that
592 is subject to an enforceable restriction on or prohibition of development,
593 provided any such restriction or prohibition is not imposed by any
594 zoning regulations or ordinance adopted by a municipality; (D)
595 wetlands or watercourses, as defined in chapter 440 of the general
596 statutes; and (E) areas of one-half or more acres of contiguous land that
597 are unsuitable for development due to topographic features, such as
598 steep slopes;

599 (6) "Dwelling unit" has the same meaning as provided in section 47a-
600 1 of the general statutes;

601 (7) "Extremely low-income household" means a person or family with
602 an annual income less than or equal to thirty per cent of the median
603 income;

604 (8) "Very low-income household" means a person or family with an
605 annual income less than or equal to fifty per cent of the median income;

606 (9) "Low-income household" means a person or family with an
607 annual income less than or equal to eighty per cent of the median
608 income;

609 (10) "Median income" has the same meaning as provided in section 8-
610 30g of the general statutes, as amended by this act;

611 (11) "Housing growth program" means the program established
612 pursuant to section 15 of this act;

613 (12) "Housing growth policies" means (A) policies, practices,
614 ordinances and regulations proposed or adopted by a municipality or
615 regional council of governments that are designed to reduce or remove
616 regulatory constraints on the construction, rehabilitation, repair or
617 maintenance of affordable housing units, including, but not limited to,

618 zoning regulation amendments, fee waivers, tax fixing agreements, tax
619 abatements and expedited housing development project approval
620 processes, or (B) municipal or regional actions intended to promote the
621 development of affordable housing units, including, but not limited to,
622 (i) seeking funding for the development of affordable housing units or
623 sewer infrastructure, (ii) donating municipal land for such
624 development, and (iii) entering into agreements with developers for
625 developments that include affordable housing units;

626 (13) "Municipality" has the same meaning as provided in section 7-
627 148 of the general statutes;

628 (14) "Planning region" has the same meaning as provided in section
629 4-124i of the general statutes;

630 (15) "Regional council of governments" means a regional council of
631 governments organized under the provisions of sections 4-124i to 4-
632 124p, inclusive, of the general statutes; and

633 (16) "Secretary" means the Secretary of the Office of Policy and
634 Management.

635 Sec. 5. (NEW) (*Effective January 1, 2026*) (a) Each municipality, except
636 for a municipality that has elected to comply with a regional housing
637 growth plan, shall prepare and adopt a municipal housing growth plan
638 for the municipality and shall submit such adopted plan to the Secretary
639 of the Office of Policy and Management according to the following
640 schedule:

641 (1) Not later than June 1, 2028, and every five years thereafter, for
642 municipalities that are members of the Capitol Region planning region,
643 the Northeastern Connecticut planning region, the Lower Connecticut
644 River Valley planning region, the Northwest Hills planning region and
645 the Southeastern Connecticut planning region; and

646 (2) After June 1, 2028, but not later than June 1, 2029, and every five

647 years thereafter, for municipalities that are members of the South
648 Central Connecticut planning region, the Greater Bridgeport planning
649 region, the Naugatuck Valley planning region and the Western
650 Connecticut planning region.

651 (b) A municipality may elect to comply with the requirements of the
652 regional housing growth plan developed and adopted by the regional
653 council of governments for the planning region in which such
654 municipality is located pursuant to section 6 of this act in lieu of
655 developing and adopting a municipal housing growth plan, provided
656 (1) the municipality elects to comply with such regional housing growth
657 plan not later than thirty days after such municipality receives notice of
658 such municipality's affordable housing goal from such council of
659 governments, and (2) such regional housing growth plan is approved
660 by the municipality's chief executive officer and its planning
661 commission or combined planning and zoning commission.

662 (c) If a municipality has not elected to comply with a regional housing
663 growth plan pursuant to subsection (b) of this section, prior to the
664 submission of a municipal housing growth plan pursuant to subsection
665 (d) of this section, such municipality shall adopt an affordable housing
666 goal. If such affordable housing goal is different from the affordable
667 housing goal identified by the regional council of governments for such
668 municipality pursuant to section 7 of this act, such municipality shall
669 provide a written explanation to the regional council of governments
670 that specifies the reasons for such difference.

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

675 (1) The plan's consistency with (A) the municipal plan of
676 conservation and development prepared pursuant to section 8-23 of the
677 general statutes, (B) the regional plan of conservation and development

678 prepared pursuant to section 8-35a of the general statutes, (C) the state
679 plan of conservation and development prepared pursuant to chapter
680 297 of the general statutes, and (D) any plan adopted by the local water
681 pollution control authority, if applicable;

682 (2) The identification, to the extent practicable, of specific zones or
683 parcels that may be developed to meet the municipality's affordable
684 housing goal through the process of summary review, as defined in
685 section 8-2r of the general statutes, as amended by this act, together with
686 the maximum allowed residential density for each such area;

687 (3) The strategies the municipality has adopted or shall adopt to
688 improve the accessibility of affordable housing units for individuals
689 with an intellectual disability or other developmental disabilities;

690 (4) Strategies a municipality has adopted or shall adopt to promote
691 the development of diverse types of housing units, considering factors
692 such as unit size, number of bedrooms, construction type, density of
693 development and ownership models;

694 (5) An inventory of developable land within the municipality, using
695 the definition of developable land set forth in section 4 of this act;

696 (6) An explanation of how the plan conforms to and implements the
697 requirements of subsection (b) of section 8-2 of the general statutes,
698 including addressing significant disparities in housing needs,
699 affirmatively furthering the purposes of the federal Fair Housing Act,
700 42 USC 3601 et seq., as amended from time to time, and promoting
701 housing choice and economic diversity;

702 (7) Identification of the projected infrastructure needs, including, but
703 not limited to, projected wastewater capacity, and other improvements
704 needed to meet the municipality's affordable housing goal; and

705 (8) An implementation schedule for the policies, strategies and other
706 actions identified in the plan that is calculated to achieve the municipal

707 affordable housing goal.

708 (e) Any municipality that the secretary has identified to be among the
709 lowest twenty municipalities in adjusted equalized net grand lists per
710 capita, as defined in section 10-261 of the general statutes, as of the fiscal
711 year immediately preceding the date any such municipality's municipal
712 housing growth plan is due pursuant to this section shall prepare a
713 municipal housing growth plan that (1) prioritizes the rehabilitation and
714 preservation of existing affordable housing units, (2) identifies policies
715 to promote the development of new dwelling units without displacing
716 existing residents of the municipality, (3) identifies infrastructure
717 improvements to support existing residents of the municipality, and (4)
718 identifies specific opportunities for the development of new affordable
719 housing units in the municipality. Any municipality that is not among
720 the lowest twenty municipalities in adjusted equalized net grand lists
721 per capita may include the factors described in subdivisions (1) to (4),
722 inclusive, of this subsection in such municipality's municipal housing
723 growth plan.

724 (f) Not later than ninety days before submitting a proposed municipal
725 housing growth plan to the secretary, each municipality required to
726 submit such a plan pursuant to this section shall submit such proposed
727 plan to the regional council of governments for the planning region in
728 which such municipality is located for review. Such regional council of
729 governments shall review each proposed plan and propose any
730 amendments to the plan, in writing, to the municipality not later than
731 sixty days after receipt of the plan. If a municipality does not accept any
732 such proposed amendment, the municipality shall provide a written
733 explanation to the regional council of governments explaining why the
734 municipality did not accept such proposed amendment.

735 (g) (1) The Secretary of the Office of Policy and Management shall
736 approve or reject a municipal housing growth plan submitted under this
737 section not later than one hundred twenty days after receipt. If such plan
738 submitted by a municipality is rejected by the secretary, the secretary

739 shall provide written notice of such rejection to the municipality, a
740 statement of the reasons for rejection and the amendments proposed by
741 the secretary required for approval of the plan. The secretary may only
742 reject a plan submitted pursuant to this section if the secretary
743 determines such plan does not conform with the requirements of this
744 section.

745 (2) If the secretary does not approve or reject the municipal housing
746 growth plan in the time provided by this subsection, the municipality
747 shall submit such plan to the Council on Housing Development
748 established pursuant to section 14 of this act for approval or denial. If
749 the council denies such plan, the council shall provide (A) written notice
750 of such denial to the municipality, (B) a statement of the reasons for
751 denial, and (C) any amendments proposed by the council required for
752 approval of the plan by the council. A municipality may submit an
753 amended municipal housing growth plan to the council for approval or
754 denial not later than thirty days after the receipt of a denial pursuant to
755 subparagraph (A) of this subdivision.

756 (h) Following approval of a housing growth plan pursuant to this
757 section, a municipality shall adopt and implement the housing growth
758 policies set forth in such plan and shall submit an annual progress report
759 in a form and manner prescribed by the Secretary of the Office of Policy
760 and Management. Eligibility for awards from the housing growth
761 program established pursuant to section 15 of this act shall be
762 conditioned on demonstrated progress toward adopting and
763 implementing housing growth policies and toward the municipality's
764 affordable housing goal.

765 (i) Not later than March 1, 2026, the Secretary of the Office of Policy
766 and Management, in consultation with the Commissioner of Housing
767 and the regional councils of governments, shall issue publicly available
768 guidelines that specify formats, mapping standards and standardized
769 metrics for annual reporting, including, but not limited to, permits
770 issued, certificates of occupancy and deed-restricted units by income

771 level for both municipal housing growth plans and regional housing
772 growth plans. The secretary may update such guidelines from time to
773 time.

774 (j) A municipality may hold public informational meetings or other
775 activities to inform residents about any proposed municipal housing
776 growth plan or regional housing growth plan, as applicable, and shall
777 post a copy of any proposed plan or amendment to such plan on the
778 Internet web site of the municipality. If the municipality holds a public
779 hearing, such posting of the proposed plan shall occur at least thirty-five
780 days prior to the public hearing. After adoption of the municipal
781 housing growth plan or regional housing growth plan, the municipality
782 shall file the adopted plan in the office of the town clerk of such
783 municipality and post the plan on the Internet web site of the
784 municipality.

785 (k) If, at the same time the municipality is required to submit a
786 municipal housing growth plan pursuant to subsection (a) of this
787 section, the municipality is also required to submit a municipal plan of
788 conservation and development pursuant to section 8-23 of the general
789 statutes, the municipal housing growth plan may be included as part of
790 such plan of conservation and development or may be submitted early
791 to coincide with such plan, provided the municipality's next submission
792 shall be five years thereafter.

793 (l) If a municipality fails to submit a municipal housing growth plan
794 within the time required by this section, (1) the chief executive officer of
795 such municipality shall submit a letter to the secretary that explains the
796 reason for the failure to submit such plan and designates a date by
797 which such plan shall be submitted, provided such date is not later than
798 thirty days from the date such plan was required to be submitted, and
799 (2) such municipality shall be ineligible for a moratorium that has not
800 yet commenced concerning the affordable housing appeals procedure
801 pursuant to subsection (l) of section 8-30g of the general statutes, as
802 amended by this act, until such municipality submits such plan and

803 such plan is approved pursuant to the provisions of this section.

804 Sec. 6. (NEW) (*Effective January 1, 2026*) (a) Each regional council of
805 governments shall develop and adopt a regional housing growth plan
806 for the planning region of the regional council. Each regional housing
807 growth plan shall be developed and adopted in coordination with the
808 municipalities that are members of the regional council of governments.
809 Each regional council of governments shall submit such adopted plan
810 to the Secretary of the Office of Policy and Management according to the
811 following schedule:

812 (1) Not later than June 1, 2028, and every five years thereafter, the
813 Capitol Region Council of Governments, the Northeast Connecticut
814 Council of Governments, the Lower Connecticut River Valley Council
815 of Governments, the Northwest Hills Council of Governments and the
816 Southeastern Connecticut Council of Governments;

817 (2) After June 1, 2028, but not later than June 1, 2029, and every five
818 years thereafter, the South Central Connecticut Council of
819 Governments, the Connecticut Metropolitan Council of Governments,
820 the Naugatuck Valley Council of Governments and the Western
821 Connecticut Council of Governments.

822 (b) Each regional housing growth plan submitted to the secretary
823 pursuant to this section shall address the following elements in a form
824 and level of detail specified by guidelines issued by the secretary
825 pursuant to subsection (i) of section 5 of this act for each municipality
826 that is located in the planning region for the regional council of
827 governments that has elected to comply with the regional growth plan
828 pursuant to subsection (b) of section 5 of this act:

829 (1) The housing growth policies each municipality has adopted or
830 shall adopt to reduce specific regulatory barriers to the development of
831 dwelling units in the municipality and to promote the development of
832 additional dwelling units in the municipality;

833 (2) The plan's consistency with (A) the municipal plans of
834 conservation and development prepared pursuant to section 8-23 of the
835 general statutes; (B) the regional plan of conservation and development
836 prepared pursuant to section 8-35a of the general statutes; (C) the state
837 plan of conservation and development prepared pursuant to chapter
838 297 of the general statutes; and (D) any applicable plans adopted by a
839 local water pollution control authority;

840 (3) The identification, to the extent practicable, of specific zones or
841 parcels that may be developed to meet a municipality's affordable
842 housing goal through the process of summary review, as defined in
843 section 8-2r of the general statutes, as amended by this act, together with
844 the maximum allowed residential density for each such area;

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

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

852 (6) An inventory of developable land within a municipality, using the
853 definition of developable land provided in section 4 of this act;

854 (7) An explanation of how the plan conforms to and implements the
855 requirements of subsection (b) of section 8-2 of the general statutes,
856 including addressing significant disparities in housing needs,
857 affirmatively furthering the purposes of the federal Fair Housing Act,
858 42 USC 3601 et seq., as amended from time to time, and promoting
859 housing choice and economic diversity;

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

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

866 (c) (1) The Secretary of the Office of Policy and Management shall
867 approve or reject a regional housing growth plan submitted by a
868 regional council of governments under this section not later than one
869 hundred twenty days after receipt. If a plan is rejected by the secretary,
870 the secretary shall provide written notice of such rejection to the
871 regional council of governments, a statement of the reasons for rejection
872 and the amendments proposed by the secretary required for approval
873 of the plan. The secretary may only reject a plan submitted pursuant to
874 this section if the secretary deems such plan does not conform with the
875 requirements of this section.

876 (2) If the secretary does not approve or reject a plan in the time
877 provided by this subsection, a regional council of governments shall
878 submit such plan to the Council on Housing Development established
879 pursuant to section 14 of this act for approval or denial. If the council
880 denies such plan, the council shall provide (A) written notice of such
881 denial to the regional council of governments, (B) a statement of the
882 reasons for denial, and (C) any amendments proposed by the council
883 required for approval of the plan by the council. A regional council of
884 governments may submit an amended regional housing growth plan to
885 the council for approval or denial not later than thirty days after the
886 receipt of a denial pursuant to subparagraph (A) of this subdivision.

887 (d) A regional council of governments may hold public informational
888 meetings or other activities to inform residents of the planning region
889 about the plan and shall post a copy of any draft plan or amendment to
890 such plan on the Internet web site of the regional council of governments
891 not less than thirty-five days prior to such meeting or activity.

892 (e) Following the approval of a regional housing growth plan
893 pursuant to this section, each municipality that has elected to comply

894 with the requirements of such regional housing growth plan shall adopt
895 and implement the housing growth policies set forth in such plan and
896 shall submit an annual progress report to the secretary, in a form and
897 manner prescribed by the secretary. Eligibility for awards from the
898 housing growth program established pursuant to section 15 of this act
899 for any such municipality shall be conditioned on demonstrated
900 progress toward adopting and implementing housing growth policies
901 specified in the regional housing growth plan and toward the
902 municipality's affordable housing goal.

903 (f) If a regional council of governments fails to submit a regional
904 housing growth plan within the time required by subsection (a) of this
905 section, the chairman of such regional council of governments shall
906 submit a letter to the secretary that explains the reason for the failure to
907 submit such plan and designates a date by which such plan shall be
908 submitted, provided such date is not later than thirty days from the date
909 such plan was required to be submitted. Any regional council of
910 governments that fails to submit a plan required pursuant to this section
911 shall be ineligible for any funding provided pursuant to section 4-66k of
912 the general statutes, as amended by this act, until such plan is submitted
913 by the regional council of governments.

914 Sec. 7. (NEW) (*Effective January 1, 2026*) (a) As used in this section:

915 (1) "Affordable housing goal" means the number of affordable
916 housing units identified as a development goal for a municipality in a
917 municipal housing growth plan submitted by a municipality pursuant
918 to section 5 of this act or a regional housing growth plan submitted by a
919 regional council of governments pursuant to section 6 of this act if the
920 municipality has elected to comply with such regional housing growth
921 plan;

922 (2) "Affordable housing unit" has the same meaning as provided in
923 section 4 of this act;

924 (3) "Commission", "zoning commission" or "zoning authority" means

925 a zoning commission, planning commission, combined planning and
926 zoning commission, zoning board of appeals or other municipal agency
927 exercising zoning or planning authority;

928 (4) "Commissioner" means the Commissioner of Housing, unless
929 otherwise specified;

930 (5) "Dwelling unit" has the same meaning as provided in section 47a-
931 1 of the general statutes;

932 (6) "Median income" has the same meaning as provided in section 8-
933 30g of the general statutes, as amended by this act;

934 (7) "Multifamily housing" means a residential building that contains
935 three or more dwelling units;

936 (8) "Planning region" has the same meaning provided in section 4-
937 124i of the general statutes;

938 (9) "Recommended affordable housing goal" means the portion of the
939 need for affordable housing units in a planning region, as determined
940 pursuant to this section, that is recommended to a municipality located
941 within such planning region; and

942 (10) "Secretary" means the Secretary of the Office of Policy and
943 Management.

944 (b) The Secretary of the Office of Policy and Management shall
945 establish a regional housing needs program to provide municipalities
946 with updated information on anticipated housing needs. Not later than
947 December 1, 2026, and every ten years thereafter, the secretary, in
948 consultation with the Commissioner of Housing, the Commissioner of
949 Economic and Community Development, the regional councils of
950 governments and state-wide organizations and individuals with
951 expertise in affordable housing, fair housing and planning and zoning,
952 as selected by the secretary, shall (1) evaluate the need for housing over
953 the ensuing ten-year period, based on multiple factors, including, but

954 not limited to, (A) housing replacement needs, (B) the availability of
955 affordable and deeply affordable housing, (C) the number of household
956 formations, (D) population demographic changes, and (E) measures of
957 housing cost burden, including, but not limited to, households with
958 incomes at or below thirty per cent of the area median income with
959 housing costs at or above fifty per cent of their income toward housing
960 costs, and (2) determine housing growth targets for the state and for
961 each planning region.

962 (c) Based on the housing growth targets established under subsection
963 (b) of this section, each regional council of governments shall, not later
964 than June 1, 2027, and every ten years thereafter, develop a regional
965 housing needs assessment that establishes a recommended affordable
966 housing goal for each municipality in the planning region, except for
967 any municipality described in subsection (e) of section 5 of this act, using
968 a methodology that:

969 (1) Is designed with due consideration for the duty of the state and
970 each municipality to affirmatively further fair housing pursuant to
971 section 8-2 of the general statutes, as amended by this act, and 42 USC
972 3608, as amended from time to time;

973 (2) Relies on appropriate regional metrics of need to ensure adequate
974 housing options, including, but not limited to, the number of
975 households at or below thirty per cent of area median income with
976 housing costs at or above fifty per cent of income, overcrowding and
977 other cost-burden indicators, using data from the Comprehensive
978 Housing Affordability Strategy data set published by the United States
979 Department of Housing and Urban Development or a similar source as
980 determined by the secretary;

981 (3) Uses appropriate factors for fairly allocating need among
982 municipalities, including each municipality's compliance with sections
983 8-2, as amended by this act, and 8-23 of the general statutes, including
984 (A) the proximity of housing to any current or planned public

985 transportation project, any commercial or industrial zones in which
986 significant employment opportunities exist, as identified by the regional
987 council of governments, or any downtown area, as defined in section 11
988 of this act, (B) the availability of developable land, as defined in section
989 4 of this act, and (C) a municipality's share of multifamily housing stock;
990 and

991 (4) Applies adjustments such that the recommended affordable
992 housing goal for a municipality increases, relative to other
993 municipalities in the same planning region, if such municipality has (A)
994 a higher equalized net grand list per capita, calculated in accordance
995 with section 10-261a of the general statutes, (B) a higher median income,
996 (C) a lower percentage of its population below the federal poverty
997 threshold, or (D) a lower percentage of its population living in
998 multifamily housing.

999 (d) Each regional council of governments shall submit its regional
1000 housing needs assessment and recommended affordable housing goals
1001 developed pursuant to subsection (c) of this section to the Secretary of
1002 the Office of Policy and Management for approval or rejection, provided
1003 no such assessment or goal shall be rejected solely on the basis that such
1004 needs assessment or goal may result in a greater number of dwelling
1005 units being developed than the secretary deems adequate. Upon
1006 approval by the secretary, each regional council of governments shall
1007 (1) publish the affordable housing goal for each municipality located in
1008 the planning region for such council of governments on the Internet web
1009 site of the regional council of governments, (2) publish its input
1010 assumptions and data sources on such Internet web site, and (3) provide
1011 notice of such published goal to each such municipality.

1012 (e) No recommended affordable housing goal shall exceed twenty per
1013 cent of the occupied dwelling units in such municipality.

1014 (f) Not later than December 1, 2026, and every ten years thereafter,
1015 the secretary shall submit the state-wide methodology and the regional

1016 allocations prepared pursuant to this section to the joint standing
1017 committees of the General Assembly having cognizance of matters
1018 relating to planning and development and housing, in accordance with
1019 the provisions of section 11-4a of the general statutes, for review.

1020 (g) On or before July 1, 2026, and every five years thereafter, the
1021 Geographic Information Systems Office within the Office of Policy and
1022 Management, in consultation and coordination with the regional
1023 councils of governments, shall develop state-wide data tools for
1024 municipalities to use, together with local data, to compile an inventory
1025 of developable land, as defined in section 4 of this act.

1026 Sec. 8. (NEW) (*Effective January 1, 2026*) As used in this section and
1027 sections 9 and 10 of this act:

1028 (1) "Approved priority housing development zone" means a priority
1029 housing development zone for which a final letter of eligibility has been
1030 issued by the Commissioner of Housing pursuant to section 10 of this
1031 act;

1032 (2) "Developable land" has the same meaning as provided in section
1033 4 of this act;

1034 (3) "Dwelling unit" has the same meaning as provided in section 47a-
1035 1 of the general statutes;

1036 (4) "Eligible location" means an area within an existing residential or
1037 commercial district that is suitable for development as a priority
1038 housing development zone;

1039 (5) "Historic district" means a historic district established pursuant to
1040 chapter 97a of the general statutes;

1041 (6) "Priority housing development zone" means a zone adopted by a
1042 zoning commission pursuant to this section and sections 9 and 10 of this
1043 act as an overlay to one or more existing zones in an eligible location;

1044 (7) "Letter of eligibility" means a preliminary or final letter issued to
1045 a municipality by the commissioner;

1046 (8) "Multifamily housing" means a building that contains or will
1047 contain three or more residential dwelling units;

1048 (9) "Open space" means land or a permanent interest in land that is
1049 used for or satisfies one or more of the criteria listed in subsection (b) of
1050 section 7-131d of the general statutes;

1051 (10) "Commissioner" means the Commissioner of Housing, or the
1052 commissioner's designee;

1053 (11) "Townhouse housing" means a residential building consisting of
1054 single-family dwelling units constructed in a group of three or more
1055 attached units in which each unit extends from foundation to roof and
1056 has exterior walls on at least two sides; and

1057 (12) "Zoning commission" means a municipal agency designated or
1058 authorized to exercise zoning powers under chapter 124 of the general
1059 statutes or a special act and includes an agency that exercises both
1060 planning and zoning authority.

1061 Sec. 9. (NEW) (*Effective January 1, 2026*) (a) Notwithstanding the
1062 provisions of any charter or special act, a zoning commission may adopt
1063 regulations, as part of any zoning regulations adopted under section 8-
1064 2 of the general statutes, as amended by this act, or any special act, that
1065 establish a priority housing development zone in accordance with the
1066 provisions of this section.

1067 (b) A priority housing development zone shall satisfy the following
1068 requirements:

1069 (1) The zone shall be consistent with the state plan of conservation
1070 and development and be located in an eligible location.

1071 (2) The regulations concerning a priority housing development zone

1072 shall be submitted to the commissioner for review in a form and manner
1073 prescribed by the commissioner and approved by the commissioner.
1074 The commissioner shall condition the approval of such regulations
1075 based on the commissioner's determination, in the commissioner's
1076 discretion, that the regulations establishing a priority housing
1077 development zone are likely to substantially increase the production of
1078 new dwelling units necessary to meet housing needs within the zone,
1079 including addressing the provisions identified in subdivisions (4) to (6),
1080 inclusive, of subsection (b) of section 8-2 of the general statutes, and that
1081 such regulations are consistent with the housing growth plan or
1082 regional housing growth plan as approved for the municipality in which
1083 such zone is located.

1084 (3) The regulations establishing a priority housing development zone
1085 shall permit, as of right, multifamily housing, as provided in this
1086 section.

1087 (4) The minimum allowable density for a priority housing
1088 development zone, per acre of developable land, shall be: (A) Four units
1089 per acre for single-family detached housing; (B) six units per acre for
1090 duplex or townhouse housing; and (C) ten units per acre for multifamily
1091 housing.

1092 (5) The minimum densities prescribed in subdivision (4) of this
1093 subsection shall be subject only to site plan or subdivision procedures,
1094 submission requirements and approval standards of the municipality
1095 and shall not be subject to special permit or special exception
1096 procedures, requirements or standards.

1097 (6) A priority housing development zone may consist of one or more
1098 subzones, provided each subzone and the zone as a whole comply with
1099 the requirements of this section.

1100 (7) A priority housing development zone shall be not less than ten
1101 per cent of the total developable land within a municipality.

1102 (8) The regulations establishing a priority housing development zone
1103 shall satisfy the provisions set forth in section 8-2 of the general statutes,
1104 as amended by this act, including, but not limited to, subdivisions (4) to
1105 (6), inclusive, of subsection (b) of said section.

1106 (c) A zoning commission may modify, waive or eliminate
1107 dimensional standards contained in the zone or zones that underlie a
1108 priority housing development zone in order to support the minimum or
1109 desired densities, mix of uses or physical compatibility in the priority
1110 housing development zone. Standards subject to modification, waiver
1111 or elimination by a zoning commission shall include, but not be limited
1112 to, building height, setbacks, lot coverage, parking ratios and road
1113 design standards.

1114 (d) The regulations of a priority housing development zone may
1115 allow for a mix of business, commercial or other nonresidential uses
1116 within a single zone or for the separation of such uses into one or more
1117 subzones, provided that the zone as a whole complies with the
1118 requirements of this section, and such uses are consistent with as-of-
1119 right residential uses and densities required under this section.

1120 (e) A priority housing development zone may overlay all or any part
1121 of an existing historic district, and a municipality may establish a
1122 historic district within an approved priority housing development zone,
1123 provided, if the requirements or regulations of such historic district
1124 render the approved priority housing development zone out of
1125 compliance with the provisions of this section, the commissioner shall
1126 deny or revoke a preliminary or final letter of eligibility and deny or
1127 revoke a certificate of affordable housing project completion, as
1128 provided in subdivision (4) of subsection (l) of section 8-30g of the
1129 general statutes, as amended by this act, as applicable.

1130 (f) The provisions of this section shall not be construed to affect the
1131 power of a zoning commission to adopt or amend regulations under
1132 chapter 124 of the general statutes or any special act other than as set

1133 forth in this section.

1134 Sec. 10. (NEW) (*Effective January 1, 2026*) (a) Any municipality that has
1135 adopted a priority housing development zone consistent with this
1136 section and sections 8 and 9 of this act may request a final letter of
1137 eligibility from the commissioner.

1138 (b) The commissioner may issue a preliminary letter of eligibility
1139 upon a municipality's request, provided such municipality has
1140 submitted proposed modifications to the municipality's zoning
1141 regulations that would allow it to create a priority housing development
1142 zone. The commissioner may issue a final letter of eligibility when a
1143 municipality has implemented such proposed modifications and is in
1144 compliance with the requirements of a priority housing development
1145 zone set forth in this section and sections 8 and 9 of this act.

1146 (c) The commissioner shall review such requests not later than ninety
1147 days after receipt of such a request. The commissioner may approve,
1148 reject or request modifications concerning a priority housing
1149 development zone consistent with the requirements of this section and
1150 sections 8 and 9 of this act.

1151 (d) If a municipality modifies a priority housing development zone
1152 or a new historic district is created within or overlapping such zone after
1153 application for or receipt of a letter of eligibility, the municipality, not
1154 later than seven days after such modification, shall notify the
1155 commissioner of such modification, and the commissioner may deny or
1156 rescind such letter of eligibility, as applicable, if the commissioner
1157 determines that such modifications do not comply with the
1158 requirements of this section and sections 8 and 9 of this act.

1159 (e) If after one year following the date on which a municipality
1160 received a final letter of eligibility from the commissioner, the
1161 commissioner determines, in the commissioner's discretion, that,
1162 considering market conditions in the municipality and the state, there
1163 exists a lack of building permits or other indications of progress toward

1164 construction of dwelling units in the zone, the commissioner may
1165 rescind such final letter of eligibility.

1166 (f) If any letter of eligibility is rescinded pursuant to this section, the
1167 commissioner shall also rescind any current certificate of affordable
1168 housing completion awarded to the municipality pursuant to
1169 subparagraph (B) of subdivision (4) of subsection (l) of section 8-30g of
1170 the general statutes, as amended by this act.

1171 Sec. 11. (NEW) (*Effective January 1, 2026*) (a) As used in this section:

1172 (1) "Downtown area" means a central business district or other
1173 commercial neighborhood area of a municipality that serves as a center
1174 of socioeconomic interaction, characterized by a cohesive core of
1175 commercial and mixed-use buildings, often interspersed with civic,
1176 religious and residential buildings and public spaces, that are typically
1177 arranged along a main street and intersecting side streets and served by
1178 public infrastructure;

1179 (2) "Housing growth program" means the program established
1180 pursuant to section 15 of this act;

1181 (3) "Transit community middle housing development" means a
1182 residential building containing not less than two dwelling units but not
1183 more than nine such units, including, but not limited to, townhouses,
1184 duplexes, triplexes, perfect sixes and cottage clusters;

1185 (4) "Municipality" has the same meaning as provided in section 7-148
1186 of the general statutes;

1187 (5) "Perfect six" means a three-story residential building with a central
1188 entrance containing two dwelling units per story;

1189 (6) "Qualifying bus transit community" means any municipality that
1190 contains not less than one regular bus service station operating not less
1191 than five days a week within a transit-oriented district adopted by such
1192 municipality, provided such transit-oriented district is of reasonable

1193 size, as determined by the secretary, or the secretary's designee, in
1194 accordance with the provisions of subsection (e) of this section, and
1195 either (A) includes land of such municipality located within a one-half-
1196 mile radius of any such station, or (B) is located within a reasonable
1197 distance, as determined by the secretary, or the secretary's designee, of
1198 any other transit service, a commercial corridor or the downtown area
1199 of such municipality;

1200 (7) "Qualifying rapid transit community" means any municipality
1201 that contains not less than one rapid transit station or a planned rapid
1202 transit station, contained within a transit-oriented district adopted by
1203 such municipality, provided such transit-oriented district is of
1204 reasonable size, as determined by the secretary, or the secretary's
1205 designee, in accordance with subsection (e) of this section, and either (A)
1206 includes land of such municipality located within a one-half-mile radius
1207 of any such station, or (B) is located within a reasonable distance, as
1208 determined by the secretary, or the secretary's designee, of any other
1209 transit service, a commercial corridor or the downtown area of such
1210 municipality;

1211 (8) "Qualifying transit-oriented community" means any municipality
1212 that (A) is a qualifying rapid transit community or qualifying bus transit
1213 community, or (B) borders a municipality that has one or more rapid
1214 transit stations or regular bus service stations, and that designates a
1215 transit-oriented district in or adjacent to a downtown area located in
1216 such municipality;

1217 (9) "Rapid transit station" means any public transportation station
1218 serving any rail or rapid bus route;

1219 (10) "Regular bus service station" means any fixed location where a
1220 bus regularly stops, not less than once every sixty minutes during peak
1221 operating hours, for the loading or unloading of passengers along a
1222 defined route operating on a fixed schedule;

1223 (11) "Secretary" means the Secretary of the Office of Policy and

1224 Management, or the secretary's designee;

1225 (12) "Transit-oriented district" means a collection of parcels of land in
1226 a municipality designated by such municipality and subject to zoning
1227 criteria designed to encourage increased density of development,
1228 including mixed-use development, consistent with the provisions of this
1229 section; and

1230 (13) "Zoning commission" means any zoning commission, planning
1231 commission in a municipality that has adopted a planning commission
1232 but not a zoning commission or a combined planning and zoning
1233 commission.

1234 (b) Any qualifying transit-oriented community shall be eligible to
1235 apply for funding from the housing growth program established
1236 pursuant to section 15 of this act.

1237 (c) The zoning commission of the municipality shall consult with the
1238 inland wetlands agency of the municipality to establish the boundaries
1239 of any proposed transit-oriented district within the municipality. If any
1240 proposed activity in such proposed district may be a regulated activity,
1241 as defined in section 22a-38 of the general statutes, such commission
1242 shall collaborate with such agency to determine whether such proposed
1243 activity would constitute a regulated activity for which a permit is
1244 required.

1245 (d) In determining whether a transit-oriented district is of reasonable
1246 size, the secretary, or the secretary's designee, in consultation with the
1247 zoning commission of the municipality, shall (1) determine whether the
1248 area of such district is adequate to support greater density of
1249 development in an equitable manner, as determined by the secretary, or
1250 the secretary's designee, considering the geographic characteristics of
1251 the municipality; (2) consider municipal and regional housing needs;
1252 and (3) not require the inclusion of the following lands in any such
1253 district: (A) Special flood hazard areas designated on a flood insurance
1254 rate map published by the National Flood Insurance Program, (B)

1255 wetlands, as defined in section 22a-38 of the general statutes, (C) land
1256 designated for use as a public park, (D) land subject to a conservation
1257 restriction or preservation restriction, as such terms are defined in
1258 section 47-42a of the general statutes, (E) coastal resources, as defined in
1259 section 22a-93 of the general statutes, (F) areas necessary for the
1260 protection of drinking water supplies, and (G) areas designated as likely
1261 to be inundated during a thirty-year flood event by the Marine Sciences
1262 Division of The University of Connecticut pursuant to the division's
1263 responsibilities to conduct sea level change scenarios pursuant to
1264 subsection (b) of section 25-68o of the general statutes. The zoning
1265 commission may consult with any other agency of the municipality to
1266 determine whether a transit-oriented district is of reasonable size.

1267 (e) (1) A qualifying transit-oriented community shall allow the
1268 following developments as of right in any transit-oriented district: (A)
1269 transit community middle housing developments, if such development
1270 contains nine or fewer dwelling units; (B) developments that contain ten
1271 or more dwelling units where not less than thirty per cent of such units
1272 qualify as a set-aside development pursuant to section 8-30g of the
1273 general statutes, as amended by this act; and (C) developments on land
1274 owned by (i) the municipality in which such land is located, (ii) the
1275 public housing authority of the municipality in which such district is
1276 located, (iii) any not-for-profit entity, or (iv) any religious organization,
1277 as defined in section 49-31k of the general statutes, if such development
1278 is composed entirely of units that are subject to a deed restriction that
1279 requires, for not less than forty years after the initial occupation of the
1280 proposed development, that such units be sold or rented at, or below, a
1281 cost in rent or mortgage payments equivalent to not more than thirty
1282 per cent of the annual income of individuals and families earning sixty
1283 per cent of the median income of the state or the area median income as
1284 determined by the United States Department of Housing and Urban
1285 Development, whichever is less.

1286 (2) A qualifying transit-oriented community shall allow, as of right,
1287 the conversion of any residential development or commercial

1288 development into any development described in subdivision (1) of this
1289 subsection on any lot located in a transit-oriented district.

1290 (3) For developments that result in the development of ten or more
1291 dwelling units as of right pursuant to subdivision (1) or (2) of this
1292 subsection, a municipality may enact zoning regulations that require
1293 commercial uses to be permitted on the ground level of any multistory
1294 development in accordance with guidance developed by the secretary
1295 under subsection (k) of this section, except that provisions of this
1296 subdivision shall not apply to dwelling units developed by a religious
1297 organization, as defined in section 49-31k of the general statutes.

1298 (4) Notwithstanding the provisions of this subsection, if a proposed
1299 development is required to have a public hearing by the inland wetlands
1300 agency of the municipality, such proposed development shall receive
1301 such public hearing prior to such development's approval.

1302 (f) Each qualifying transit-oriented community shall require that any
1303 proposed development within any transit-oriented district that contains
1304 ten or more dwelling units that are not allowed as of right under
1305 subsection (e) of this section be subject to a deed restriction that requires,
1306 for not less than forty years after the initial occupation of the proposed
1307 development, that a percentage of dwelling units, as set forth in
1308 subsection (g) of this section, be sold or rented at, or below, a cost in rent
1309 or mortgage payments equivalent to not more than thirty per cent of the
1310 annual income of individuals and families earning sixty per cent of the
1311 median income of the state or the area median income as determined by
1312 the United States Department of Housing and Urban Development,
1313 whichever is less.

1314 (g) The percentage of deed-restricted dwelling units required
1315 pursuant to subdivision (1) of subsection (f) of this section shall be
1316 determined based upon sales market typologies as described in the most
1317 recent Connecticut Housing Finance Authority Housing Needs
1318 Assessment as follows:

1319 (1) Ten per cent for any municipality designated High
1320 Opportunity/Heating Market;

1321 (2) Ten per cent for any municipality designated High
1322 Opportunity/Cooling Market; and

1323 (3) Five per cent for any municipality designated Low
1324 Opportunity/Heating Market.

1325 (h) Any municipality that has adopted a transit-oriented district
1326 before January 1, 2026, shall be eligible to receive funding from the
1327 housing growth program for developments in such district, regardless
1328 of whether such municipality is a qualifying transit-oriented
1329 community, provided such municipality meets the eligibility criteria for
1330 such funding. Nothing in this section shall be construed to (1) require
1331 that a municipality that has adopted a transit-oriented district be
1332 determined to be a qualifying transit-oriented community, or (2)
1333 authorize the secretary to deem a municipality a qualifying transit-
1334 oriented community without the approval of such municipality.

1335 (i) Each qualifying transit-oriented community shall be eligible for
1336 additional funding pursuant to any program administered by the
1337 secretary if such community implements additional zoning criteria,
1338 including, but not limited to, higher density development, greater
1339 affordability of housing units than is required in subsection (h) of this
1340 section, the development of public land or public housing, the
1341 implementation of programs to encourage homeownership
1342 opportunities within such community and any additional criteria
1343 determined by the secretary.

1344 (j) (1) The secretary, in consultation with the Council on Housing
1345 Development established pursuant to section 14 of this act, shall
1346 develop guidelines concerning transit-oriented districts within
1347 qualifying transit-oriented communities, including, but not limited to,
1348 prioritizing mixed-use and mixed-income developments; increasing the
1349 availability of affordable housing; ensuring appropriate environmental

1350 considerations in the development of such districts, with an emphasis
1351 on the analysis of any potential impacts on environmental justice
1352 communities, as defined in section 22a-20a of the general statutes;
1353 increasing ridership of mass transit systems; increasing the feasibility of
1354 walking, biking and utilizing other means of mobility other than motor
1355 vehicle travel; reducing the need for motor vehicle travel and parking
1356 pursuant to subsection (d) of section 8-2 of the general statutes, as
1357 amended by this act, and sections 19 and 20 of this act; maximizing the
1358 availability of developable land; increasing the economic viability of
1359 development projects; reducing the length of time required to approve
1360 applications for development; lot size; lot coverage; setback
1361 requirements; floor area ratio; height restrictions; and inclusionary
1362 zoning requirements. Such guidelines may include model ordinances,
1363 regulations or bylaws that may be adopted by a municipality pursuant
1364 to section 8-2 of the general statutes, as amended by this act. Except as
1365 provided in subdivision (2) of this subsection, any regulations
1366 developed by a qualifying transit-oriented community concerning
1367 transit-oriented districts within such community shall substantially
1368 comply with the guidelines adopted by the secretary. The secretary, or
1369 the secretary's designee, may offer technical assistance to any qualifying
1370 transit-oriented community concerning the adoption of such
1371 regulations.

1372 (2) If a qualifying transit-oriented community seeks to adopt
1373 regulations concerning a transit-oriented district that do not
1374 substantially comply with the guidelines developed pursuant to
1375 subdivision (1) of this subsection, or subsection (e) or (f) of this section,
1376 such community shall seek an exemption by submitting an application,
1377 in a form and manner prescribed by the secretary, that specifies the
1378 reasons such community seeks to adopt regulations that do not
1379 substantially comply with the guidelines developed by the secretary, or
1380 subsection (e) or (f) of this section, except no community may seek an
1381 exemption from the provisions of subsection (e) or (f) of this section
1382 unless the secretary determines such community is a qualifying transit-

1383 oriented community pursuant to subsection (h) of this section. Not later
1384 than sixty days after the receipt of any such application, the secretary
1385 shall approve or deny such exemption in writing. The secretary shall not
1386 unreasonably withhold approval for any such exemption.

1387 (3) If an application submitted pursuant to subdivision (2) of this
1388 subsection is denied by the secretary, the transit-oriented community
1389 that submitted such application may opt out of the provisions of this
1390 section and no longer qualify for funding from the housing growth
1391 program, provided such community shall return any funding such
1392 community had received from such program pursuant to this section.

1393 (k) The secretary, or the secretary's designee, may provide a
1394 municipality with an interpretation or written guidance concerning
1395 whether zoning regulations adopted or proposed to be adopted by such
1396 municipality, concerning a transit-oriented district, comply with the
1397 requirements of section 8-2 of the general statutes, as amended by this
1398 act. Nothing in this subsection shall be construed to allow the secretary
1399 to impose any additional requirement upon any such district or
1400 municipality that is not specified in this section or section 8-2 of the
1401 general statutes, as amended by this act.

1402 Sec. 12. Subsection (a) of section 8-169tt of the general statutes is
1403 repealed and the following is substituted in lieu thereof (*Effective January*
1404 *1, 2026*):

1405 (a) As used in this section, "housing growth zone" means (1) any area
1406 within a municipality in which applicable zoning regulations adopted
1407 pursuant to section 8-2, as amended by this act, are designed to facilitate
1408 substantial development of new dwelling units consistent with
1409 subsection (c) of this section, or (2) any transit-oriented district
1410 established by a municipality pursuant to section 11 of this act. Any
1411 housing growth zone shall encompass an entire development district
1412 and may include areas outside such district.

1413 Sec. 13. Section 8-2o of the general statutes is amended by adding

1414 subsection (g) as follows (*Effective January 1, 2026*):

1415 (NEW) (g) Notwithstanding any prior action of the municipality to
1416 opt out of the provisions of subsections (a) to (d), inclusive, of this
1417 section, pursuant to subsection (f) of this section, any owner of real
1418 property located within a transit-oriented district, as defined in section
1419 11 of this act, who has owned such real property located within a transit-
1420 oriented district in the municipality for not fewer than three years, may
1421 construct an accessory apartment on such real property as of right,
1422 provided such accessory apartment complies with any structural or
1423 architectural requirements imposed by any zoning regulations adopted
1424 pursuant to section 8-2, as amended by this act.

1425 Sec. 14. (NEW) (*Effective from passage*) (a) There is established a
1426 Council on Housing Development to advise and assist the State
1427 Responsible Growth Coordinator in reviewing regulations, developing
1428 guidelines and establishing programs concerning the growth of housing
1429 in the state, and to approve or modify any municipal housing growth
1430 plan or regional housing growth plan if the Secretary of the Office of
1431 Policy and Management has not acted on such plan in the time provided
1432 in section 5 or 6 of this act, as applicable.

1433 (b) The council shall consist of the following regular members: (1) The
1434 Governor, or the Governor's designee; (2) the State Responsible Growth
1435 Coordinator; (3) the Secretary of the Office of Policy and Management,
1436 or the secretary's designee; (4) the Commissioner of Housing, or the
1437 commissioner's designee; (5) the Commissioner of Energy and
1438 Environmental Protection, or the commissioner's designee; (6) the
1439 Commissioner of Economic and Community Development, or the
1440 commissioner's designee; (7) the Commissioner of Transportation, or
1441 the commissioner's designee; (8) the executive director of the
1442 Connecticut Housing Finance Authority, or the executive director's
1443 designee; (9) the executive director of the Connecticut Municipal
1444 Development Authority, or the executive director's designee; (10) the
1445 president pro tempore of the Senate, or the president's designee; (11) the

1446 majority leader of the Senate, or the majority leader's designee; (12) the
1447 speaker of the House of Representatives, or the speaker's designee; (13)
1448 the majority leader of House of Representatives, or the majority leader's
1449 designee; (14) the minority leader of the Senate, or the minority leader's
1450 designee; (15) the minority leader of the House of Representatives, or
1451 the minority leader's designee; (16) one individual appointed by the
1452 chairperson of the majority leaders' roundtable group on affordable
1453 housing from the Senate; and (17) one individual appointed by the
1454 chairperson of the majority leaders' roundtable group on affordable
1455 housing from the House of Representatives.

1456 (c) The chairpersons of the council shall be (1) the president pro
1457 tempore of the Senate, or the president's designee, and (2) the speaker
1458 of the House of Representatives, or the speaker's designee.

1459 (d) The administrative staff of the Connecticut Municipal
1460 Development Authority shall serve as the administrative staff of the
1461 council.

1462 (e) The council shall convene not later than January 1, 2026, and meet
1463 not less than once every six months thereafter, and more often upon the
1464 call of a chairperson, to:

1465 (1) Review and evaluate the plans, programs, regulations and policies
1466 of state or quasi-public agencies for opportunities to combine efforts and
1467 resources of such agencies to increase housing development;

1468 (2) Develop consistent reporting methods concerning data and
1469 documentation related to housing development;

1470 (3) Provide a forum to develop approaches to housing growth that
1471 balance both needs for conservation and development, including the
1472 need for additional housing and economic growth, the protection of
1473 natural resources and the maintenance and support for existing
1474 infrastructure;

1475 (4) Review existing discretionary grant programs to make
1476 recommendations to state or quasi-public agencies concerning the
1477 adherence of such programs with the goals established in the state plan
1478 of conservation and development adopted under chapter 297 of the
1479 general statutes. Such recommendations shall include, but need not be
1480 limited to, methods to increase the development of deed-restricted
1481 housing in transit-oriented districts and middle housing, as defined in
1482 section 8-1a of the general statutes;

1483 (5) Develop guidelines, in consultation with the Secretary of the
1484 Office of Policy and Management and consistent with the requirements
1485 of subsection (j) of section 11 of this act, concerning the adoption and
1486 development of transit-oriented districts within qualifying transit-
1487 oriented communities; and

1488 (6) Review applications for grants-in-aid under the housing growth
1489 program established pursuant to section 15 of this act, including any
1490 supporting materials submitted by an applicant in connection with such
1491 application, that have been submitted by the secretary to the council
1492 pursuant to section 15 of this act.

1493 (f) Not later than January 1, 2027, the council shall submit a report, in
1494 accordance with the provisions of section 11-4a of the general statutes,
1495 to the joint standing committees of the General Assembly having
1496 cognizance of matters relating to planning and development and
1497 housing, concerning the recommendations and guidelines developed by
1498 the council pursuant to subdivisions (4) and (5) of subsection (e) of this
1499 section or any other recommendations of the council. The coordinator
1500 shall publish such recommendations and guidelines on the Internet web
1501 site of the Office of Policy and Management.

1502 Sec. 15. (NEW) (*Effective January 1, 2026*) (a) Not later than July 1, 2028,
1503 the Secretary of the Office of Policy and Management shall establish and
1504 administer a housing growth program to provide grants-in-aid to assist
1505 municipalities in paying costs related to the construction, improvement

1506 or expansion of public infrastructure, including, but not limited to,
1507 water lines, sewer lines, roads, bicycle and pedestrian infrastructure and
1508 transit infrastructure associated with the development of new dwelling
1509 units, as defined in section 47a-1 of the general statutes.

1510 (b) To be eligible to receive funding from the program, a municipality
1511 shall be in compliance with the provisions of section 5 of this act
1512 regarding its housing growth plan or compliance with a regional
1513 housing growth plan, if applicable, and shall demonstrate steps such
1514 municipality has taken to implement its housing growth policies, and
1515 (1) have been determined to be a qualifying transit-oriented community
1516 pursuant to section 11 of this act, (2) have adopted a development
1517 district established pursuant to a memorandum of agreement with the
1518 Connecticut Municipal Development Authority, or (3) meet additional
1519 eligibility criteria to be developed by the secretary.

1520 (c) The secretary, with the approval of the Council on Housing
1521 Development established pursuant to section 14 of this act, shall
1522 develop eligibility criteria, an application process, evaluation criteria,
1523 guidelines for expenditure of grants-in-aid and municipal reporting
1524 requirements for the program administered pursuant to this section and
1525 shall publish such criteria, application process, guidelines and reporting
1526 requirements on the Internet web site of the Office of Policy and
1527 Management.

1528 (d) Before approving any application for a grant-in-aid pursuant to
1529 this section, the secretary shall forward such application, including any
1530 supporting materials submitted in connection with such application, to
1531 the Council on Housing Development for review pursuant to section 14
1532 of this act.

1533 (e) Each municipality awarded a grant-in-aid under this section shall
1534 refund to the Office of Policy and Management any unexpended
1535 amounts upon completion of the project or project for which such grant-
1536 in-aid was awarded and amounts not expended in accordance with the

1537 guidelines developed pursuant to subsection (c) of this section.

1538 (f) Not later than July 1, 2028, and annually thereafter, the secretary
1539 shall submit a report, in accordance with the provisions of section 11-4a
1540 of the general statutes, to the joint standing committee of the General
1541 Assembly having cognizance of matters relating to planning and
1542 development. Such report shall include information for the preceding
1543 fiscal year on each municipality that applied for a grant-in-aid,
1544 including, but not limited to, a description of the public infrastructure
1545 project or projects for which each such municipality applied for a grant-
1546 in-aid, whether such grant-in-aid was awarded, either in whole or in
1547 part and the amount of any such grant-in-aid.

1548 Sec. 16. Section 8-2s of the general statutes is repealed and the
1549 following is substituted in lieu thereof (*Effective July 1, 2026*):

1550 (a) [Any] On and after July 1, 2026, any zoning regulations adopted
1551 or amended pursuant to section 8-2, as amended by this act, [may] (1)
1552 shall allow for the [as-of-right] development of [any type of middle
1553 housing] a transit community middle housing development, as defined
1554 in section 11 of this act, or a mixed-use development, on any lot that
1555 [allows for residential use,] is zoned for commercial [use] or mixed-use
1556 development, subject only to summary review, as defined in section 8-
1557 2r, as amended by this act, and (2) may allow for the development of a
1558 transit community middle housing development on any lot that allows
1559 for residential use subject only to such summary review.

1560 (b) Any municipality that adopts zoning regulations that allow for
1561 the [as-of-right] development of a transit community middle housing
1562 development as described in subdivision (2) of subsection (a) of this
1563 section shall be awarded one-quarter housing unit-equivalent point
1564 pursuant to subdivision (6) of subsection (l) of section 8-30g, as
1565 amended by this act, for each [dwelling] unit of such middle housing,
1566 [as defined in section 47a-1,] for which a certificate of occupancy has
1567 been issued by the municipality.

1568 (c) No municipality that has (1) adopted zoning regulations that
1569 allow for the [as-of-right] development of a transit community middle
1570 housing development as described in subdivision (2) of subsection (a)
1571 of this section, (2) been awarded housing unit-equivalent points
1572 pursuant to subsection (b) of this section, and (3) qualified for a
1573 moratorium from the affordable housing appeals procedure under
1574 subsection (l) of section 8-30g, as amended by this act, based in part on
1575 housing unit-equivalent points awarded pursuant to subsection (b) of
1576 this section shall repeal or substantially modify such zoning regulations
1577 concerning [the as-of-right] such development of such middle housing
1578 during the period of such moratorium.

1579 Sec. 17. Subsection (a) of section 8-2r of the general statutes is
1580 repealed and the following is substituted in lieu thereof (*Effective January*
1581 *1, 2026*):

1582 (a) For the purposes of this section, (1) "summary review" means able
1583 to be approved in accordance with the terms of a zoning regulation or
1584 regulations, including, but not limited to, requirements concerning
1585 setbacks, lot size and building frontage, applicable to a proposed
1586 development, and without requiring that a public hearing be held, a
1587 variance, special permit or special exception be granted or some other
1588 discretionary zoning action be taken, other than a determination that a
1589 site plan is in conformance with applicable zoning regulations and that
1590 public health and safety will not be substantially impacted, (2) "dwelling
1591 unit" has the same meaning as provided in section 47a-1, (3)
1592 "multifamily housing" has the same meaning as provided in section 8-
1593 13m, and (4) "nursing home" has the same meaning as provided in
1594 section 19a-490.

1595 Sec. 18. Subsection (d) of section 8-2 of the general statutes is repealed
1596 and the following is substituted in lieu thereof (*Effective July 1, 2026*):

1597 (d) Zoning regulations adopted pursuant to subsection (a) of this
1598 section shall not:

1599 (1) (A) Prohibit the operation in a residential zone of any family child
1600 care home or group child care home located in a residence, or (B) require
1601 any special zoning permit or special zoning exception for such
1602 operation;

1603 (2) (A) Prohibit the use of receptacles for the storage of items
1604 designated for recycling in accordance with section 22a-241b or require
1605 that such receptacles comply with provisions for bulk or lot area, or
1606 similar provisions, except provisions for side yards, rear yards and front
1607 yards; or (B) unreasonably restrict access to or the size of such
1608 receptacles for businesses, given the nature of the business and the
1609 volume of items designated for recycling in accordance with section 22a-
1610 241b, that such business produces in its normal course of business,
1611 provided nothing in this section shall be construed to prohibit such
1612 regulations from requiring the screening or buffering of such receptacles
1613 for aesthetic reasons;

1614 (3) Impose conditions and requirements on manufactured homes,
1615 including mobile manufactured homes [, having as their narrowest
1616 dimension twenty-two feet or more and] built in accordance with
1617 federal manufactured home construction and safety standards or on lots
1618 containing such manufactured homes, including mobile manufactured
1619 home parks, if those conditions and requirements are substantially
1620 different from conditions and requirements imposed on (A) single-
1621 family dwellings; (B) lots containing single-family dwellings; or (C)
1622 multifamily dwellings, lots containing multifamily dwellings, cluster
1623 developments or planned unit developments;

1624 (4) (A) Prohibit the continuance of any nonconforming use, building
1625 or structure existing at the time of the adoption of such regulations; (B)
1626 require a special permit or special exception for any such continuance;
1627 (C) provide for the termination of any nonconforming use solely as a
1628 result of nonuse for a specified period of time without regard to the
1629 intent of the property owner to maintain that use; or (D) terminate or
1630 deem abandoned a nonconforming use, building or structure unless the

1631 property owner of such use, building or structure voluntarily
1632 discontinues such use, building or structure and such discontinuance is
1633 accompanied by an intent to not reestablish such use, building or
1634 structure. The demolition or deconstruction of a nonconforming use,
1635 building or structure shall not by itself be evidence of such property
1636 owner's intent to not reestablish such use, building or structure;

1637 (5) Prohibit the installation, in accordance with the provisions of
1638 section 8-1bb, of temporary health care structures for use by mentally or
1639 physically impaired persons if such structures comply with the
1640 provisions of said section, unless the municipality opts out in
1641 accordance with the provisions of subsection (j) of said section;

1642 (6) Prohibit the operation in a residential zone of any cottage food
1643 operation, as defined in section 21a-62b;

1644 (7) Establish for any dwelling unit a minimum floor area that is
1645 greater than the minimum floor area set forth in the applicable building,
1646 housing or other code;

1647 (8) Place a fixed numerical or percentage cap on the number of
1648 dwelling units that constitute multifamily housing over four units,
1649 middle housing or mixed-use development that may be permitted in the
1650 municipality;

1651 (9) Require [more than one parking space for each studio or one-
1652 bedroom dwelling unit or more than two parking spaces for each
1653 dwelling unit with two or more bedrooms, unless the municipality opts
1654 out in accordance with the provisions of section 8-2p] a minimum
1655 number of off-street motor vehicle parking spaces for any residential
1656 development except as provided in section 19 of this act; or

1657 (10) Be applied to deny any land use application, including for any
1658 site plan approval, special permit, special exception or other zoning
1659 approval, on the basis of (A) a district's character, unless such character
1660 is expressly articulated in such regulations by clear and explicit physical

1661 standards for site work and structures, or (B) the immutable
1662 characteristics, source of income or income level of any applicant or end
1663 user, other than age or disability whenever age-restricted or disability-
1664 restricted housing may be permitted.

1665 Sec. 19. (NEW) (*Effective July 1, 2026*) (a) Except as provided in
1666 subsections (b) and (d) of this section, no zoning enforcement officer,
1667 planning commission, zoning commission or combined planning and
1668 zoning commission shall reject an application for any residential
1669 development solely on the basis that such development fails to conform
1670 with any requirement for off-street motor vehicle parking spaces unless
1671 such officer or commission finds that a lack of such parking spaces will
1672 have a specific adverse impact on public health and safety that cannot
1673 be mitigated through approval conditions that have no substantial
1674 adverse impact on the viability of such development.

1675 (b) A municipality may require a minimum number of off-street
1676 motor vehicle parking spaces for a residential development that
1677 contains more than sixteen dwelling units, as defined in section 47a-1 of
1678 the general statutes, provided any such municipality shall allow the
1679 proposed developer of such development to submit to the zoning
1680 enforcement officer, planning commission, zoning commission or
1681 combined planning and zoning commission a parking needs assessment
1682 that conforms with the requirements of subsection (c) of this section.
1683 Such officer or commission shall condition the approval of such
1684 development on the construction of off-street parking spaces not
1685 exceeding: (1) One such space for each studio or one-bedroom dwelling
1686 and two such spaces for each dwelling unit with two or more bedrooms,
1687 or (2) the number of such spaces recommended for the development by
1688 the parking needs assessment submitted pursuant to this section,
1689 whichever results in the least required number of off-street parking
1690 spaces.

1691 (c) A parking needs assessment submitted pursuant to subsection (b)
1692 of this section shall be paid for by the proposed developer and shall

1693 include an analysis of (1) available existing public and private parking
1694 that may be used by residents of the proposed development, (2) public
1695 transportation options that may be used by residents of the proposed
1696 development that mitigate the need for off-street parking, (3) projected
1697 future needs for off-street parking for such proposed development, and
1698 (4) any relevant local traffic, parking or safety study.

1699 (d) Notwithstanding the provisions of this section, any municipality,
1700 as defined in section 7-148 of the general statutes, may adopt not more
1701 than two conservation and traffic mitigation districts in which the
1702 municipality may require a minimum number of off-street motor
1703 vehicle parking spaces for a residential development that contains fewer
1704 than sixteen dwelling units, provided (1) no such district shall be larger
1705 than four per cent of a municipality's land area, (2) a municipality shall
1706 submit a property description of any such district adopted by the
1707 municipality to the Secretary of the Office of Policy and Management
1708 upon the adoption of such district, (3) any such zones may be
1709 contiguous, and (4) the municipality shall allow the proposed developer
1710 of such development to submit to the zoning enforcement officer,
1711 planning commission, zoning commission or combined planning and
1712 zoning commission a parking needs assessment that conforms with the
1713 requirements of subsection (c) of this section. If a parking needs
1714 assessment is submitted pursuant to subdivision (4) of this subsection,
1715 such officer or commission shall condition the approval of such
1716 development on the construction of off-street parking spaces not
1717 exceeding one such space for each studio or one-bedroom dwelling and
1718 two such spaces for each dwelling unit with two or more bedrooms, or
1719 the number of such spaces recommended for the development by the
1720 parking needs assessment submitted pursuant to this section,
1721 whichever results in the least required number of off-street parking
1722 spaces.

1723 (e) Not later than ninety days after the receipt of a property
1724 description of a conservation and traffic mitigation district adopted
1725 pursuant to subdivision (2) of subsection (d) of this section, the secretary

1726 shall prepare and submit a report concerning such district to the Council
1727 on Housing Development established pursuant to section 14 of this act.

1728 Sec. 20. (NEW) (*Effective July 1, 2026*) On and after July 1, 2026, any
1729 regulations adopted by a municipality pursuant to zoning authority
1730 granted by a special act shall comply with the provisions of subdivision
1731 (9) of subsection (d) of section 8-2, as amended by this act, section 8-2s,
1732 as amended by this act, section 19 of this act and section 49 of this act.

1733 Sec. 21. Section 8-2c of the general statutes is repealed and the
1734 following is substituted in lieu thereof (*Effective January 1, 2026*):

1735 Notwithstanding the provisions of any special act, any town, city or
1736 borough having zoning authority pursuant to this chapter or any special
1737 act or planning authority pursuant to chapter 126 or any special act may,
1738 by regulation of the authority exercising zoning or planning power,
1739 provide that an applicant may be allowed to pay a fee to the town, city
1740 or borough in lieu of any requirement to provide parking spaces in
1741 connection with any [use of land pursuant to any zoning or planning
1742 regulations adopted by such zoning or planning authority] residential
1743 or mixed-used development that contains sixteen or more dwelling
1744 units, as defined in section 47a-1, or any commercial development. Such
1745 regulation shall provide that no such fee shall be accepted by the town,
1746 city or borough unless the authority exercising zoning or planning
1747 power has found and declared that the number of parking spaces which
1748 would be required in connection with such use of land pursuant to any
1749 existing planning or zoning regulation: (1) Would result in an excess of
1750 parking spaces for such use of land or in the area surrounding such use
1751 of land; or (2) could not be physically located on the parcel of land for
1752 which such use is proposed and such regulation shall further provide
1753 that the amount of such fee shall be determined in accordance with a
1754 formula or schedule of fees set forth in such regulations and that no such
1755 fee shall be imposed or paid without the consent of the applicant and
1756 the zoning or planning authority, as the case may be. In any case in
1757 which a fee is proposed to be accepted in lieu of a parking requirement

1758 because the number of parking spaces required could not be physically
1759 located on the parcel of land for which such use is proposed, a two-
1760 thirds vote of the zoning or planning authority shall be necessary to
1761 consent to such payment. Such regulations may also limit the areas of
1762 such town, city or borough in which such payments shall be accepted
1763 by the town, city or borough. Any such payment to the town, city or
1764 borough shall be deposited in a fund established by the town, city or
1765 borough pursuant to this section. Such fund shall be used solely for the
1766 acquisition, development, expansion or capital repair of municipal
1767 parking facilities, traffic or transportation related capital projects, the
1768 provision or operating expenses of transit facilities designed to reduce
1769 reliance on private automobiles and capital programs to facilitate
1770 carpooling or vanpooling. The proceeds of such fund shall not be used
1771 for operating expenses of any kind, except operating expenses of transit
1772 facilities, or be considered a part of the municipal general fund.
1773 Expenditures from such fund shall be authorized in the same manner as
1774 any other capital expenditure of the town, city or borough. Any income
1775 earned by any moneys on deposit in such fund shall accrue to the fund.

1776 Sec. 22. Subsection (f) of section 8-2o of the general statutes is
1777 repealed and the following is substituted in lieu thereof (*Effective January*
1778 *1, 2026*):

1779 (f) Notwithstanding the provisions of subsections (a) to (d), inclusive,
1780 of this section, the zoning commission or combined planning and
1781 zoning commission, as applicable, of a municipality, by a two-thirds
1782 vote, may initiate the process by which such municipality opts out of
1783 the provisions of said subsections regarding the allowance of accessory
1784 apartments, provided such commission: (1) First holds a public hearing
1785 in accordance with the provisions of section 8-7d on such proposed opt-
1786 out, (2) affirmatively decides to opt out of the provisions of said
1787 subsections within the period of time permitted under section 8-7d, (3)
1788 states [upon its] in the records of such commission the reasons for such
1789 decision, and (4) publishes notice of such decision in a newspaper
1790 having a substantial circulation in the municipality not later than fifteen

1791 days after such decision has been rendered. Thereafter, the
 1792 municipality's legislative body or, in a municipality where the
 1793 legislative body is a town meeting, [its] such municipality's board of
 1794 selectmen, by a two-thirds vote, may complete the process by which
 1795 such municipality opts out of the provisions of subsections (a) to (d),
 1796 inclusive, of this section, except that, on and after January 1, 2023, no
 1797 municipality may opt out of the provisions of said subsections.

1798 Sec. 23. (*Effective from passage*) The Commissioner of Housing shall,
 1799 within available appropriations, develop and administer a pilot
 1800 program to provide portable showers and laundry facilities to persons
 1801 experiencing homelessness. Such program shall be implemented in not
 1802 fewer than three municipalities and shall provide not less than three
 1803 portable shower trailers and not less than three traveling laundry trucks.
 1804 The commissioner may contract with one or more nonprofit
 1805 organizations to administer the program. Not later than January 1, 2027,
 1806 the commissioner shall submit a report on the success of the pilot
 1807 program, in accordance with the provisions of section 11-4a of the
 1808 general statutes, to the joint standing committee of the General
 1809 Assembly having cognizance of matters relating to housing. The pilot
 1810 program shall terminate on January 1, 2027.

1811 Sec. 24. Subsection (b) of section 8-3 of the general statutes is repealed
 1812 and the following is substituted in lieu thereof (*Effective January 1, 2026*):

1813 (b) Such regulations and boundaries shall be established, changed or
 1814 repealed only by a majority vote of all the members of the zoning
 1815 commission, except as otherwise provided in this chapter. In making its
 1816 decision, the commission shall take into consideration the plan of
 1817 conservation and development, prepared pursuant to section 8-23, and
 1818 shall state on the record its findings on consistency of the proposed
 1819 establishment, change or repeal of such regulations and boundaries
 1820 with such plan. If a protest against a proposed change is filed at or before
 1821 a hearing with the zoning commission, signed by the owners of [twenty]
 1822 (1) fifty per cent or more of the area of the lots included in such proposed

1823 change, (2) fifty per cent or more of the owners of the lots included in
1824 such area, or (3) fifty per cent or more of the lots within five hundred
1825 feet in all directions of the property included in the proposed change,
1826 such change shall not be adopted except by a majority vote [of two-
1827 thirds] of all the members of the commission.

1828 Sec. 25. (NEW) (*Effective January 1, 2026*) The Secretary of the Office
1829 of Policy and Management may, within available appropriations,
1830 establish a program to provide grants to regional councils of
1831 governments for the development of projects related to public transit
1832 infrastructure, bicycle infrastructure or pedestrian infrastructure.

1833 Sec. 26. (NEW) (*Effective January 1, 2026*) (a) For the purposes of this
1834 section, "municipality" has the same meaning as provided in section 7-
1835 148 of the general statutes and "hostile architecture" means any building
1836 or structure that is designed or intended primarily for the purpose of
1837 preventing a person experiencing homelessness from sitting or lying in
1838 the building or on the structure at street level, provided "hostile
1839 architecture" does not include design elements intended to prevent
1840 individuals from skateboarding or rollerblading or to prevent vehicles
1841 from entering certain areas.

1842 (b) On and after January 1, 2026, no municipality shall install or
1843 construct hostile architecture in any publicly accessible building or on
1844 any publicly accessible real property owned by the municipality.

1845 (c) Upon receipt of written notice from any person alleging that a
1846 building or structure violates the provisions of subsection (b) of this
1847 section, a municipality shall investigate such alleged violation. If, after
1848 such investigation, the municipality determines that such building or
1849 structure is hostile architecture in violation of the provisions of
1850 subsection (b) of this section, the municipality shall remove such
1851 building or structure not later than ninety days after making such
1852 determination.

1853 (d) The provisions of this section shall not apply to any hostile

1854 architecture installed or constructed prior to January 1, 2026.

1855 Sec. 27. (NEW) (*Effective January 1, 2026*) (a) For the purposes of this
1856 section, "middle housing" has the same meaning as provided in section
1857 8-1a of the general statutes, "housing authority" has the same meaning
1858 as provided in section 8-39 of the general statutes, and "municipality"
1859 has the same meaning as provided in section 7-148 of the general
1860 statutes.

1861 (b) The Commissioner of Housing shall, within available bond
1862 authorizations, develop and administer a middle housing development
1863 grant program to support housing authorities in expanding the
1864 availability of middle housing in municipalities with a population of
1865 fifty thousand or less, as determined by the most recent decennial
1866 census. The commissioner shall develop and issue a request for
1867 proposals from housing authorities for purposes of this program.

1868 (c) The commissioner may award grants under the middle housing
1869 development grant program to housing authorities to provide
1870 assistance for predevelopment, construction or rehabilitation of middle
1871 housing developments or to provide assistance for a land or building
1872 acquisition for the purposes of developing middle housing
1873 developments.

1874 Sec. 28. (*Effective January 1, 2026*) (a) As used in this section:

1875 (1) "Authority" means any of the public corporations created by
1876 section 8-40 of the general statutes;

1877 (2) "Commissioner" means the Commissioner of Housing;

1878 (3) "Department" means the Department of Housing;

1879 (4) "Direct rental assistance" means a cash payment made to, or on
1880 behalf of, a recipient for the purpose of securing or maintaining housing;

1881 (5) "Direct rental assistance program" or "program" means a program

1882 managed by a nonprofit provider to provide direct rental assistance to,
1883 or on behalf of, a recipient;

1884 (6) "Recipient" means an individual or household determined by a
1885 nonprofit provider to be eligible for its direct rental assistance program;
1886 and

1887 (7) "Nonprofit provider" means (A) a nonprofit corporation
1888 incorporated pursuant to chapter 602 of the general statutes or any
1889 predecessor statutes thereto, having as one of its purposes philanthropy
1890 or the ownership or operation of housing, or (B) an authority.

1891 (b) The commissioner, each authority, or one or more authorities
1892 acting jointly, may, within available appropriations or funding, provide
1893 financial assistance in the form of grants-in-aid to any nonprofit
1894 provider for the purpose of administering a direct rental assistance
1895 program, provided such program (1) conforms with the requirements
1896 of subsections (c) and (d) of this section, (2) is approved by the
1897 Commissioner of Social Services pursuant to subsection (e) of this
1898 section, and (3) is limited in duration to not later than July 1, 2028.

1899 (c) Any nonprofit provider seeking a grant-in-aid to operate a
1900 program pursuant to this section shall develop a proposal to (1)
1901 implement program operations, (2) determine recipient eligibility, (3)
1902 process direct rental assistance payments, (4) establish privacy policies
1903 and procedures and collect data concerning the operation of the
1904 program pursuant to such policies and procedures, and (5) report on
1905 program operations to the commissioner. Such nonprofit provider shall
1906 submit such proposal to the commissioner or participating authority in
1907 a form and manner to be prescribed by the commissioner.

1908 (d) (1) Recipients in any direct rental assistance program shall be
1909 limited to individuals or families who are (A) eligible for a rental
1910 assistance program certificate pursuant to section 8-345 of the general
1911 statutes, and (B) currently on the waiting list of the federal Housing
1912 Choice Voucher Program, 42 USC 1437f(o), as amended from time to

1913 time.

1914 (2) Direct rental assistance provided by a nonprofit provider shall not
1915 exceed the greater of (A) the maximum rent levels established by the
1916 commissioner pursuant to section 8-345 of the general statutes, or (B) the
1917 fair market rent established for the federal Housing Choice Voucher
1918 Program pursuant to 42 USC 1437f(o), as amended from time to time.

1919 (3) Any nonprofit provider that implements a program pursuant to
1920 this section shall comply with state housing policy and program
1921 eligibility requirements.

1922 (e) (1) The commissioner or any authority that receives a proposal to
1923 operate a program pursuant to this section shall submit such proposal
1924 to the Commissioner of Social Services for review. The Commissioner of
1925 Social Services shall review any submitted proposal and approve or
1926 reject such proposal in accordance with the provisions of this
1927 subsection. In reviewing any such proposal, the Commissioner of Social
1928 Services shall ensure that any direct rental assistance provided under
1929 such program does not adversely affect a recipient's eligibility for, or the
1930 amount of, any benefit provided under a state-administered public
1931 assistance program, including any program administered by a state or
1932 municipal agency that receives federal funding or assistance.

1933 (2) The Commissioner of Social Services shall disregard any direct
1934 rental assistance received by a recipient pursuant to this section, or by a
1935 member of the recipient's household, to the extent such assistance is
1936 provided as part of a direct rental assistance program established
1937 pursuant to this section. Such disregard shall apply for the duration of
1938 the recipient's participation in such program and may be reauthorized
1939 by the Commissioner of Social Services.

1940 (3) If the Commissioner of Social Services determines that a federal,
1941 state or local waiver or approval is necessary to authorize such income
1942 disregards under applicable benefits programs, the Commissioner of
1943 Social Services shall request and promptly pursue any such waiver or

1944 approval.

1945 (4) The Commissioner of Social Services shall approve a proposal
1946 submitted pursuant to this subsection and deemed by the commissioner
1947 to be complete upon (A) obtaining waivers or approvals pursuant to
1948 subdivision (3) of this subsection, or (B) determining that such waivers
1949 or approvals are not required.

1950 (f) (1) No nonprofit provider shall initiate the provision of direct
1951 rental assistance under a program pursuant to this section until the
1952 Commissioner of Social Services has approved such provider's proposal
1953 pursuant to this subsection.

1954 (2) A nonprofit provider shall provide each recipient participating in
1955 a program pursuant to this section with written notice, prior to the
1956 provision of direct rental assistance, informing such recipient of any
1957 potential impact of participation in the pilot program on the recipient's
1958 current or future eligibility for federal or state benefits. Such notice shall
1959 include contact information for the recipient to obtain additional
1960 information or guidance regarding such impacts.

1961 (g) The commissioner may provide financial or technical support to
1962 any nonprofit provider operating a direct rental assistance program
1963 pursuant to this section.

1964 (h) Any data collected from a recipient pursuant to policies and
1965 procedures implemented pursuant to this section shall be confidential
1966 and exempt from disclosure under the Freedom of Information Act, as
1967 defined in section 1-200 of the general statutes, except to the extent such
1968 information is included on an aggregated basis in the report required by
1969 subsection (i) of this section.

1970 (i) Not later than July 1, 2029, any nonprofit provider that implements
1971 a program pursuant to this section shall submit a report to the
1972 commissioner concerning the implementation and outcomes of the
1973 program. The commissioner shall compile and submit any such report,

1974 in accordance with the provisions of section 11-4a of the general statutes,
1975 to the joint standing committee of the General Assembly having
1976 cognizance of matters relating to housing. Any such report shall include,
1977 but need not be limited to: (1) An analysis of the number of recipients
1978 served by the program disaggregated by demographics, including
1979 household size, income level and housing insecurity status, (2) the
1980 impact of the program on recipients, including any changes in housing
1981 stability, ability to relocate to another housing unit, household income
1982 and access to employment or educational opportunities, (3) a cost-
1983 effective analysis comparing the pilot program to the federal Housing
1984 Choice Voucher Program, 42 USC 1437f(o), as amended from time to
1985 time, and the state rental assistance program, (4) any feedback from
1986 recipients and landlords participating in the program, and (5) any
1987 recommendations for the continuation, expansion or modification of the
1988 program.

1989 (j) Any program established pursuant to this section shall terminate
1990 not later than July 1, 2028. Any recipient who continues to require
1991 housing assistance at the conclusion of any such program may be issued
1992 a rental assistance program certificate, if available. Participation in any
1993 program pursuant to this section shall not affect a recipient's status on
1994 the federal Housing Choice Voucher Program, 42 USC 1437f(o), as
1995 amended from time to time, or state rental assistance program waiting
1996 list, and any recipient who is issued a federal or state voucher may elect
1997 to exit any such program at the time payment under the voucher begins.
1998 A recipient shall no longer be eligible to receive direct rental assistance
1999 under a direct rental assistance program during receipt of a rental
2000 assistance program certificate, a federal Housing Choice Voucher
2001 pursuant to 42 USC 1437f(o), as amended from time to time, or any other
2002 housing subsidy that partially or fully subsidizes such recipient's rental
2003 obligation. Any nonprofit provider administering a program pursuant
2004 to this section shall reallocate any unexpended funds or vacated
2005 program slots resulting from a recipient's exit or ineligibility to another
2006 eligible recipient, in accordance with the criteria established by the

2007 nonprofit provider for purposes of implementing the program.

2008 Sec. 29. Section 1 of special act 21-26 is amended to read as follows
2009 (*Effective January 1, 2026*):

2010 (a) Not later than June 15, [2022] 2026, the Commissioner of Housing,
2011 in consultation with the Commissioner of Education and housing, civil
2012 rights and education advocates, shall [establish] reestablish the Open
2013 Choice Voucher pilot program. Such pilot program shall designate
2014 twenty rental assistance program certificates under section 8-345 of the
2015 general statutes over a period of two years, for use by families who (1)
2016 qualify as low income under the rental assistance program, (2) have
2017 participated for at least one year in the interdistrict public school
2018 attendance program, established under section 10-266aa of the general
2019 statutes, [in the Hartford region,] and (3) would like to move to the town
2020 where their child participating in the interdistrict public school
2021 attendance program attends school.

2022 (b) The Commissioner of Housing shall develop procedures for
2023 landlord recruitment, family recruitment, housing search assistance and
2024 counseling for such pilot program. As existing rental assistance
2025 certificates become available, the commissioner shall make ten rental
2026 assistance certificates available during the school year commencing in
2027 [2022] 2026 and ten additional rental assistance certificates during the
2028 school year commencing in [2023] 2027 for such pilot program. All
2029 participants in the pilot program shall have access to the residence
2030 mobility counseling program established under section 8-348 of the
2031 general statutes.

2032 (c) The Commissioner of Housing shall submit an interim report and
2033 final report concerning such pilot program, in accordance with the
2034 provisions of section 11-4a of the general statutes, to the joint standing
2035 committees of the General Assembly having cognizance of matters
2036 relating to housing and education. The commissioner shall submit the
2037 interim report on or before August 31, [2022] 2026, and a final report on

2038 or before August 31, [2023] 2027. Each report shall include, but need not
 2039 be limited to: (1) A summary of program implementation, including
 2040 efforts to inform and educate families about the program, recruit
 2041 landlords and provide search assistance and counseling, and (2)
 2042 assessment of program utilization rates, waiting list numbers, and the
 2043 racial, ethnic and household composition and income demographics of
 2044 the program participants and those on the waiting list. The final report
 2045 shall include an assessment of program performance during the pilot
 2046 period based on available data, including, but not limited to, data
 2047 concerning both the implementation of the program by the Department
 2048 of Housing and the use of the program, and any recommendations the
 2049 commissioner may have regarding future implementation or an
 2050 extension of the pilot program.

2051 Sec. 30. Section 4-66k of the general statutes, as amended by section 5
 2052 of public act 25-110, is repealed and the following is substituted in lieu
 2053 thereof (*Effective January 1, 2026*):

2054 (a) There is established an account to be known as the "regional
 2055 planning incentive account", which shall be a separate, nonlapsing
 2056 account. The account shall contain any moneys required by law to be
 2057 deposited in the account. Moneys in the account shall be expended by
 2058 the Secretary of the Office of Policy and Management for the purposes
 2059 of first providing funding to regional planning organizations in
 2060 accordance with the provisions of this section, next providing grants for
 2061 the support of regional election advisors pursuant to section 9-229c and
 2062 then providing grants under the regional performance incentive
 2063 program established pursuant to section 4-124s.

2064 (b) (1) For the fiscal year ending June 30, 2014, funds from the regional
 2065 planning incentive account shall be distributed to each regional
 2066 planning organization, as defined in section 4-124i of the general
 2067 statutes, revision of 1958, revised to January 1, 2013, in the amount of
 2068 one hundred twenty-five thousand dollars. Any regional council of
 2069 governments that is comprised of any two or more regional planning

2070 organizations that voluntarily consolidate on or before December 31,
2071 2013, shall receive an additional payment in an amount equal to the
2072 amount the regional planning organizations would have received if
2073 such regional planning organizations had not voluntarily consolidated.

2074 [(c)] (2) For the fiscal years ending June 30, 2015, to June 30, 2021,
2075 inclusive, funds from the regional planning incentive account shall be
2076 distributed to each regional council of governments formed pursuant to
2077 section 4-124j, in the amount of one hundred twenty-five thousand
2078 dollars plus fifty cents per capita, using population information from
2079 the most recent federal decennial census. Any regional council of
2080 governments that is comprised of any two or more regional planning
2081 organizations, as defined in section 4-124i of the general statutes,
2082 revision of 1958, revised to January 1, 2013, that voluntarily consolidated
2083 on or before December 31, 2013, shall receive a payment in the amount
2084 of one hundred twenty-five thousand dollars for each such regional
2085 planning organization that voluntarily consolidated on or before said
2086 date.

2087 [(d) (1)] (3) For the fiscal years ending June 30, 2022, and June 30, 2023,
2088 funds from the regional planning incentive account shall be distributed
2089 to each regional council of governments formed pursuant to section 4-
2090 124j, in the amount of one hundred eighty-five thousand five hundred
2091 dollars plus sixty-eight cents per capita, using population information
2092 from the most recent federal decennial census.

2093 [(2)] (4) For the fiscal [year] years ending June 30, 2024, and [each
2094 fiscal year thereafter] June 30, 2025, funds from the regional planning
2095 incentive account shall be distributed to [the] each regional council of
2096 governments formed pursuant to section 4-124j, in the amount totaling
2097 seven million dollars. Such funds shall be distributed under a formula
2098 determined by the Secretary of the Office of Policy and Management in
2099 consultation with the regional [council] councils of governments, that
2100 includes (A) a base payment amount payable to each such regional
2101 council, and (B) a per capita payment amount to each such regional

2102 council based upon population data for each such regional council from
2103 the most recent federal decennial census. [Such formula shall be
2104 reviewed and updated every five years after the initial adoption of such
2105 formula.]

2106 (5) For the fiscal year ending June 30, 2026, and each fiscal year
2107 thereafter, funds from the regional planning incentive account shall be
2108 distributed to each regional council of governments formed pursuant to
2109 section 4-124j as follows: (A) An amount totaling seven million dollars
2110 shall be distributed pursuant to a formula determined and updated
2111 every five years by the Secretary of the Office of Policy and Management
2112 in consultation with the regional councils of governments that includes
2113 (i) a base payment amount payable to each such regional council, and
2114 (ii) a per capita payment amount to each such regional council based
2115 upon population data for each such regional council from the most
2116 recent federal decennial census, (B) each such regional council shall
2117 receive two hundred thousand dollars, for the purpose of funding
2118 positions within each such regional council and costs associated with
2119 providing technical support and legal services for the planning and
2120 development of additional housing in each such regional council's
2121 region, and (C) each such regional council shall receive two hundred
2122 thousand dollars, for the purpose of funding a regional stormwater
2123 management and flood mitigation coordinator position or a regional
2124 municipal solid waste and recycling coordinator position and associated
2125 costs.

2126 [(3)] (c) Not later than July 1, 2021, and annually thereafter, each
2127 regional council of governments shall submit to the secretary a proposal
2128 for expenditure of the funds described in [subdivision (1) of this]
2129 subsection (b) of this section. Such proposal may include, but need not
2130 be limited to, a description of [(A)] (1) functions, activities or services
2131 currently performed by the state or municipalities that may be provided
2132 in a more efficient, cost-effective, responsive or higher quality manner
2133 by such council, a regional educational service center or similar regional
2134 entity; [(B)] (2) anticipated cost savings relating to the sharing of

2135 government services, including, but not limited to, joint purchasing;
2136 [(C)] (3) the standardization and alignment of various regions of the
2137 state; or [(D)] (4) any other initiatives that may facilitate the delivery of
2138 services to the public in a more efficient, cost-effective, responsive or
2139 higher quality manner. Notwithstanding the provisions of this section,
2140 the secretary may, in consultation with the regional councils of
2141 governments, provide for the distribution of funds from the regional
2142 planning incentive account to the regional councils of governments on
2143 a prorated basis for the fiscal year ending June 30, 2026.

2144 Sec. 31. Section 3-129g of the general statutes is amended by adding
2145 subsection (k) as follows (*Effective January 1, 2026*):

2146 (NEW) (k) With regard to any action brought pursuant to this section
2147 against a person for a pattern or practice of conduct in violation of
2148 section 46a-64, 46a-64c, 46a-81d or 46a-81e, or, as a result of an
2149 investigation conducted pursuant to this section, of a potential violation
2150 of section 46a-64, 46a-64c, 46a-81d or 46a-81e, the Attorney General may
2151 petition the superior court for the judicial district in which the violation
2152 or alleged violation occurred for any relief available under subsection
2153 (b) of section 46a-89, in addition to any relief as described in subsection
2154 (a) or (c) of this section.

2155 Sec. 32. (NEW) (*Effective January 1, 2026*) (a) As used in this section:

2156 (1) "Revenue management device" means a device commonly known
2157 as revenue management software that uses one or more programmed or
2158 automated processes to perform calculations of nonpublic competitor
2159 data concerning local or state-wide rents or occupancy levels, for the
2160 purpose of advising a landlord on (A) whether to leave a unit vacant; or
2161 (B) the amount of rent that the landlord may obtain for a unit. "Revenue
2162 management device" includes a product that incorporates a revenue
2163 management device, but does not include: (i) A report that publishes
2164 existing rental data in an aggregated manner but does not recommend
2165 rental rates or occupancy levels for future leases; or (ii) a product used

2166 for the purpose of establishing rent or income limits in accordance with
2167 the affordable housing program guidelines of a local, state or federal
2168 program.

2169 (2) "Nonpublic competitor data" means information that is not
2170 available to the general public, including information about actual rent
2171 amounts, occupancy levels, lease start and end dates and other similar
2172 data, regardless of whether the information is (A) attributable to a
2173 specific competitor or anonymized, and (B) derived from or otherwise
2174 provided by another person that competes in the same or a related
2175 market.

2176 (b) It shall be an unlawful practice in violation of chapter 624 of the
2177 general statutes for any person to use a revenue management device to
2178 set rental rates or occupancy levels for residential dwelling units.

2179 (c) Any violation of subsection (b) of this section shall be subject to
2180 the investigation and enforcement provisions of chapter 624 of the
2181 general statutes.

2182 Sec. 33. (*Effective from passage*) The Secretary of the Office of Policy
2183 and Management shall, within available appropriations and in
2184 coordination with the Council on Housing Development established
2185 pursuant to section 14 of this act and the Commissioner of Energy and
2186 Environmental Protection, conduct a state-wide wastewater capacity
2187 study that evaluates the capacity, flows, physical conditions, regulatory
2188 compliance and vulnerabilities to natural hazards of publicly and
2189 privately owned wastewater infrastructure. In conducting the study, the
2190 secretary shall identify areas underserved by wastewater infrastructure
2191 and existing wastewater capacity limitations and make
2192 recommendations for efficient investments in wastewater infrastructure
2193 to support housing and economic development while protecting public
2194 and environmental health, and shall identify areas with excess
2195 wastewater capacity. Not later than July 1, 2026, the secretary shall
2196 submit a report, in accordance with the provisions of section 11-4a of the

2197 general statutes, on the secretary's findings and recommendations to the
2198 joint standing committees of the General Assembly having cognizance
2199 of matters relating to planning and development, housing, economic
2200 development and the environment. The secretary shall also submit such
2201 report to the Council on Housing Development.

2202 Sec. 34. (*Effective January 1, 2026*) (a) The Commissioner of Housing
2203 shall, within available bond authorizations, develop and administer a
2204 program to provide funding for proposed projects that create
2205 employment opportunities in the construction industry to develop
2206 affordable housing.

2207 (b) On and after July 1, 2026, an eligible project sponsor may submit
2208 an application, in a form and manner provided by the commissioner, to
2209 receive funds from the program for a proposed project. The
2210 commissioner shall establish criteria for awarding funds pursuant to
2211 this section. Such criteria for awarding funds pursuant to this section
2212 shall include, but need not be limited to, a requirement that (1) an
2213 applicant secure coinvestment funding in the proposed project by a
2214 union pension fund or comingled fund of union pension fund
2215 investments with a demonstrated record of successful investment in the
2216 construction of affordable housing, (2) the proposed project be covered
2217 by a project labor agreement, and (3) an applicant be committed to
2218 workforce training by adhering to state-registered apprenticeship
2219 standards and apprenticeship readiness programs.

2220 (c) All housing built with funds received from the program
2221 established pursuant to this section shall remain affordable, through the
2222 use of deeds containing covenants or restrictions that require such
2223 housing to be sold or rented at, or below, prices that will preserve the
2224 unit as housing, for a period of not less than forty years, for which
2225 persons and families pay thirty per cent or less of income, where such
2226 income is less than or equal to eighty per cent of the state median income
2227 or other means selected by the commissioner.

2228 (d) The commissioner shall not approve financing for a proposed
2229 project later than three years after the Department of Housing is
2230 allocated funds for the program established pursuant to this section.

2231 Sec. 35. Section 7-148b of the general statutes, as amended by section
2232 1 of public act 25-121, is repealed and the following is substituted in lieu
2233 thereof (*Effective January 1, 2026*):

2234 (a) For purposes of this section and sections 7-148c to 7-148f,
2235 inclusive, "seasonal basis" means housing accommodations rented for a
2236 period or periods aggregating not more than one hundred twenty days
2237 in any one calendar year, [and] "rental charge" includes any fee or
2238 charge in addition to rent that is imposed or sought to be imposed upon
2239 a tenant by a landlord, and "municipality" means a town, city or
2240 consolidated town and city.

2241 (b) Any [town, city or borough] municipality may, and [any town,
2242 city or borough] each municipality with a population of [twenty-five]
2243 fifteen thousand or more, as determined by the most recent decennial
2244 census, shall, through its legislative body, adopt an ordinance that (1)
2245 creates a fair rent commission, (2) establishes or joins the municipality
2246 in a joint fair rent commission pursuant to subsection (d) of this section,
2247 or (3) joins the municipality in a regional fair rent commission pursuant
2248 to subsection (e) of this section. Any such commission shall make
2249 studies and investigations, conduct hearings and receive complaints
2250 relative to rental charges on housing accommodations, except those
2251 accommodations rented on a seasonal basis, within its jurisdiction,
2252 which term shall include mobile manufactured homes and mobile
2253 manufactured home park lots, in order to control and eliminate
2254 excessive rental charges on such accommodations, and to carry out the
2255 provisions of sections 7-148b to 7-148f, inclusive, as amended by this act,
2256 section 47a-20 and subsection (b) of section 47a-23c. The commission, for
2257 such purposes, may compel the attendance of persons at hearings, issue
2258 subpoenas and administer oaths, issue orders and continue, review,
2259 amend, terminate or suspend any of its orders and decisions. The

2260 commission may be empowered to retain legal counsel to advise it. All
2261 hearings conducted pursuant to this section shall be open to the public.

2262 (c) Any [town, city or borough] municipality required to create a fair
2263 rent commission pursuant to subsection (b) of this section shall adopt
2264 an ordinance creating [such] a fair rent commission, or joining a joint
2265 fair rent commission or regional fair rent commission, on or before [July
2266 1, 2023] January 1, 2028. No municipality required to create a fair rent
2267 commission pursuant to subsection (b) of this section that has created a
2268 fair rent commission prior to January 1, 2026, shall abolish such
2269 commission before January 1, 2028, unless such municipality joins a
2270 joint fair rent commission or regional fair rent commission pursuant to
2271 this section. Not later than thirty days after the adoption of such
2272 ordinance, the chief executive officer of such [town, city or borough]
2273 municipality shall (1) notify the Commissioner of Housing that such
2274 commission has been created or joined by such municipality, and (2)
2275 transmit a copy of the ordinance adopted by the [town, city or borough]
2276 municipality to the commissioner.

2277 (d) [Any two] Two or more [towns, cities or boroughs not subject to
2278 the requirements of subsection (b) of this section] contiguous
2279 municipalities may, [through their legislative bodies, create] by
2280 concurrent ordinances adopted by their legislative bodies, establish a
2281 joint fair rent commission. Any municipality that is contiguous to a
2282 municipality that is a member of an existing joint fair rent commission
2283 may become a member of such joint fair rent commission upon the
2284 adoption of an ordinance by such municipality's legislative body. Any
2285 municipality that is a member of a joint fair rent commission may, by
2286 vote of its legislative body, elect to withdraw from such commission,
2287 provided such withdrawing municipality creates its own fair rent
2288 commission or joins another joint fair rent commission or regional fair
2289 rent commission in compliance with the requirements of this section.

2290 (e) A regional council of governments formed pursuant to section 4-
2291 124j may establish a regional fair rent commission. Any municipality

2292 that is a member of such council may join such regional fair rent
2293 commission upon the adoption of an ordinance by such municipality's
2294 legislative body. Any regional fair rent commission shall prescribe a
2295 form and manner in which complaints to such commission shall be
2296 made.

2297 (f) Upon the request of a party to a matter pending before a regional
2298 fair rent commission, a meeting or a portion of a meeting during which
2299 the participation of such party is required shall be conducted by means
2300 of electronic equipment, as defined in section 1-200, in conjunction with
2301 an in-person meeting of such commission.

2302 (g) Except as otherwise provided by law, a regional fair rent
2303 commission shall not be liable for damages to person or property caused
2304 by: (A) Acts or omissions of any employee, officer or agent which
2305 constitute criminal conduct, fraud, actual malice or wilful misconduct;
2306 or (B) negligent acts or omissions which require the exercise of judgment
2307 or discretion as an official function of the authority expressly or
2308 impliedly granted by law.

2309 [(e)] (h) Any [town, city or borough] municipality that creates a fair
2310 rent commission pursuant to this section shall make any bylaws
2311 adopted by such fair rent commission publicly available on the Internet
2312 web site of such [town, city or borough] municipality.

2313 Sec. 36. (*Effective January 1, 2026*) The Connecticut Housing Finance
2314 Authority shall, as part of the homeownership loan program, and within
2315 the resources allocated by the State Bond Commission to the
2316 Department of Housing for the purposes of said program, expand the
2317 pilot program known as the Smart Rate Pilot Interest Rate Reduction
2318 Program to provide additional mortgage borrowers who are eligible for
2319 such pilot program with the benefits provided pursuant to the pilot
2320 program.

2321 Sec. 37. Subsection (a) of section 47a-23 of the general statutes is
2322 repealed and the following is substituted in lieu thereof (*Effective January*

2323 1, 2026):

2324 (a) When the owner or lessor, or the owner's or lessor's legal
2325 representative, or the owner's or lessor's attorney-at-law, or in-fact,
2326 desires to obtain possession or occupancy of any land or building, any
2327 apartment in any building, any dwelling unit, any trailer, or any land
2328 upon which a trailer is used or stands, and (1) when a rental agreement
2329 or lease of such property, whether in writing or by parol, terminates for
2330 any of the following reasons: (A) By lapse of time; (B) by reason of any
2331 expressed stipulation therein; (C) violation of the rental agreement or
2332 lease or of any rules or regulations adopted in accordance with section
2333 47a-9 or 21-70; (D) nonpayment of rent within the grace period provided
2334 for residential property in section 47a-15a, as amended by this act, or
2335 21-83, as amended by this act, except this subparagraph shall not apply
2336 if the owner or lessor's online rental payment system prevents such
2337 payment of rent within the grace period provided for residential
2338 property in section 47a-15a, as amended by this act, or 21-83, as
2339 amended by this act; (E) nonpayment of rent when due for commercial
2340 property; (F) violation of section 47a-11 or subsection (b) of section
2341 21-82; (G) nuisance, as defined in section 47a-32, or serious nuisance, as
2342 defined in section 47a-15 or 21-80; or (2) when such premises, or any part
2343 thereof, is occupied by one who never had a right or privilege to occupy
2344 such premises; or (3) when one originally had the right or privilege to
2345 occupy such premises but such right or privilege has terminated; or (4)
2346 when an action of summary process or other action to dispossess a
2347 tenant is authorized under subsection (b) of section 47a-23c for any of
2348 the following reasons: (A) Refusal to agree to a fair and equitable rent
2349 increase, as defined in subsection (c) of section 47a-23c, (B) permanent
2350 removal by the landlord of the dwelling unit of such tenant from the
2351 housing market, or (C) bona fide intention by the landlord to use such
2352 dwelling unit as such landlord's principal residence; or (5) when a farm
2353 employee, as described in section 47a-30, or a domestic servant,
2354 caretaker, manager or other employee, as described in subsection (b) of
2355 section 47a-36, occupies such premises furnished by the employer and

2356 fails to vacate such premises after employment is terminated by such
2357 employee or the employer or after such employee fails to report for
2358 employment, such owner or lessor, or such owner's or lessor's legal
2359 representative, or such owner's or lessor's attorney-at-law, or in-fact,
2360 shall give notice to each lessee or occupant to quit possession or
2361 occupancy of such land, building, apartment or dwelling unit, at least
2362 three days before the termination of the rental agreement or lease, if any,
2363 or before the time specified in the notice for the lessee or occupant to
2364 quit possession or occupancy.

2365 Sec. 38. Section 47a-15a of the general statutes is repealed and the
2366 following is substituted in lieu thereof (*Effective January 1, 2026*):

2367 (a) If rent is unpaid when due and the tenant fails to pay rent within
2368 nine days thereafter or, in the case of a one-week tenancy, within four
2369 days thereafter, the landlord may terminate the rental agreement in
2370 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive,
2371 as amended by this act, except that such nine-day or four-day time
2372 period shall be extended an additional five days if a landlord's online
2373 rental payment system prevents the payment of rent when due. Any
2374 extension of such time periods shall apply only for the week or month,
2375 as applicable, when such rental payment system prevents the payment
2376 of rent when due. For purposes of this section, "grace period" means the
2377 nine-day or four-day time periods or the extension of such time periods
2378 identified in this subsection, as applicable.

2379 (b) If a rental agreement contains a valid written agreement to pay a
2380 late charge in accordance with subsection (a) of section 47a-4 a landlord
2381 may assess a tenant such a late charge on a rent payment made
2382 subsequent to the grace period in accordance with this section. Such late
2383 charge may not exceed the lesser of (1) five dollars per day, up to a
2384 maximum of fifty dollars, or (2) five per cent of the delinquent rent
2385 payment or, in the case of a rental agreement paid in whole or in part by
2386 a governmental or charitable entity, five per cent of the tenant's share of
2387 the delinquent rent payment. The landlord may not assess more than

2388 one late charge upon a delinquent rent payment, regardless of how long
2389 the rent remains unpaid.

2390 Sec. 39. Section 21-83 of the general statutes is repealed and the
2391 following is substituted in lieu thereof (*Effective January 1, 2026*):

2392 (a) An owner and a resident may include in a rental agreement terms
2393 and conditions not prohibited by law, including rent, term of the
2394 agreement and other provisions governing the rights and obligations of
2395 the parties. No rental agreement shall contain the following:

2396 (1) Any provision by which the resident agrees to waive or forfeit
2397 rights or remedies under this chapter and sections 47a-21, 47a-23 to 47a-
2398 23b, inclusive, as amended by this act, 47a-26 to 47a-26h, inclusive, 47a-
2399 35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section
2400 of the general statutes or any municipal ordinance, unless such section
2401 or ordinance expressly states that such rights may be waived;

2402 (2) Any provision which permits the owner to terminate the rental
2403 agreement for failure to pay rent unless such rent is unpaid when due
2404 and the resident fails to pay rent within (A) nine days thereafter, or (B)
2405 fourteen days thereafter if an online rental payment system prevented
2406 the payment of rent when due;

2407 (3) Any provision which permits the owner to collect a penalty fee for
2408 late payment of rent without allowing the resident a minimum of nine
2409 days beyond the due date in which to remit or which provides for the
2410 payment of rent in a reduced amount if such rent is paid prior to the
2411 expiration of such grace period;

2412 (4) Any provision which permits the owner to charge a penalty for
2413 late payment of rent in excess of five per cent of the total rent due for the
2414 mobile manufactured home space or lot or four per cent of the total rent
2415 due for the mobile manufactured home and mobile manufactured home
2416 space or lot;

2417 (5) Any provision which allows the owner to increase the total rent
2418 or change the payment arrangements during the term of the rental
2419 agreement;

2420 (6) Any provision allowing the owner to charge an amount in excess
2421 of one month's rent for a security deposit or to retain the security deposit
2422 upon termination of the rental agreement if the resident has paid his
2423 rent in full as of the date of termination and has caused no damage to
2424 the property of the owner or to waive the resident's right to the interest
2425 on the security deposit pursuant to section 47a-21;

2426 (7) Any provision allowing the owner to charge an entrance fee to a
2427 resident assuming occupancy;

2428 (8) Any provision authorizing the owner to confess judgment on a
2429 claim arising out of the rental agreement;

2430 (9) Any provision which waives any cause of action against or
2431 indemnification from an owner, by a resident for any injury or harm
2432 caused to such resident, his family or his guests, or to his property, or
2433 the property of his family or his guests resulting from any negligence of
2434 the owner, his agents or his assigns in the maintenance of the premises
2435 or which otherwise agrees to the exculpation or limitation of any
2436 liability of the owner arising under law or to indemnify the owner for
2437 that liability or the costs connected therewith;

2438 (10) Any provision permitting the owner to dispossess the resident
2439 without resort to court order;

2440 (11) Any provision consenting to the distraint of the resident's
2441 property for rent;

2442 (12) Any provision agreeing to pay the owner's attorney's fees in
2443 excess of fifteen per cent of any judgment against the resident in any
2444 action in which money damages are awarded;

2445 (13) Any provision which denies to the resident the right to treat as a

2446 breach of the agreement, a continuing violation by the owner,
2447 substantial in nature, of any provision set forth in the rental agreement
2448 or of any state statute unless the owner discontinues such violation
2449 within a reasonable time after written notice is given by the resident by
2450 registered or certified mail.

2451 (b) A provision prohibited by this chapter included in a rental
2452 agreement is unenforceable.

2453 Sec. 40. Section 29-195 of the general statutes is repealed and the
2454 following is substituted in lieu thereof (*Effective January 1, 2026*):

2455 (a) Each elevator or escalator shall be thoroughly inspected by a
2456 department elevator inspector at least once [each] every eighteen
2457 months, except (1) elevators located in private residences shall be
2458 inspected upon the request of the owner, and (2) as provided in
2459 subsection (b) of this section. More frequent inspections of any elevator
2460 or escalator shall be made if the condition thereof indicates that
2461 additional inspections are necessary or desirable.

2462 (b) Each elevator at a privately owned multifamily housing project,
2463 as defined in section 29-453a, shall be thoroughly inspected by an
2464 elevator inspector employed or engaged by the department at least once
2465 every twelve months. For each such inspection, such inspector shall
2466 submit a report to the State Building Inspector that describes the status
2467 of each elevator at such housing project, describes the status of any
2468 elevator repair and estimates the duration of time during which any
2469 inoperable elevator at such housing project is expected to remain
2470 inoperable.

2471 Sec. 41. Subsection (l) of section 8-30g of the general statutes is
2472 repealed and the following is substituted in lieu thereof (*Effective January*
2473 *1, 2026*):

2474 (l) (1) Except as provided in subdivision (2) of this subsection, the
2475 affordable housing appeals procedure established under this section

2476 shall not be applicable to an affordable housing application filed with a
2477 commission during a moratorium, which shall commence after (A) a
2478 certification of affordable housing project completion issued by the
2479 commissioner is published in the Connecticut Law Journal, or (B) notice
2480 of a provisional approval is published pursuant to subdivision (4) of this
2481 subsection. Any such moratorium shall be for a period of four years,
2482 except that for any municipality that has (i) twenty thousand or more
2483 dwelling units, as reported in the most recent United States decennial
2484 census, and (ii) previously qualified for a moratorium in accordance
2485 with this section, any subsequent moratorium shall be for a period of
2486 five years. Any moratorium that is in effect on October 1, 2002, is
2487 extended by one year.

2488 (2) Such moratorium shall not apply to (A) affordable housing
2489 applications for assisted housing in which ninety-five per cent of the
2490 dwelling units are restricted to persons and families whose income is
2491 less than or equal to sixty per cent of the median income, (B) other
2492 affordable housing applications for assisted housing containing forty or
2493 fewer dwelling units, or (C) affordable housing applications which were
2494 filed with a commission pursuant to this section prior to the date upon
2495 which the moratorium takes effect.

2496 (3) Eligible units completed before a moratorium has begun, but that
2497 were not counted toward establishing eligibility for such moratorium,
2498 may be counted toward establishing eligibility for a subsequent
2499 moratorium. Eligible units completed after a moratorium has begun
2500 may be counted toward establishing eligibility for a subsequent
2501 moratorium.

2502 (4) (A) [The] Except as provided in subparagraph (B) of this
2503 subdivision, the commissioner shall issue a certificate of affordable
2504 housing project completion for the purposes of this subsection upon
2505 finding that there has been completed within the municipality one or
2506 more affordable housing developments which create housing unit-
2507 equivalent points equal to (i) the greater of two per cent of all dwelling

2508 units in the municipality, as reported in the most recent United States
2509 decennial census, or seventy-five housing unit-equivalent points, or (ii)
2510 for any municipality that has (I) adopted [an affordable housing] a
2511 municipal housing growth plan or has elected to comply with a regional
2512 housing growth plan in accordance with the provisions of section [8-30j]
2513 6 of this act, (II) twenty thousand or more dwelling units, as reported in
2514 the most recent United States decennial census, and (III) previously
2515 qualified for a moratorium in accordance with this section, one and one-
2516 half per cent of all dwelling units in the municipality, as reported in the
2517 most recent United States decennial census.

2518 (B) If a municipality has received a final letter of eligibility from the
2519 commissioner pursuant to section 10 of this act, the commissioner shall
2520 issue a certificate of affordable housing completion to such municipality
2521 at such time as, upon application, the commissioner determines, in the
2522 commissioner's discretion, that the municipality is in compliance with
2523 the following conditions: The municipality remains in compliance with
2524 all requirements for a final letter of eligibility, and there has been
2525 completed within the municipality one or more affordable housing
2526 developments that create housing unit-equivalent points equal to (i) the
2527 greater of one and three-quarter per cent of all dwelling units in the
2528 municipality, as reported in the most recent United States decennial
2529 census, or sixty-five housing unit-equivalent points, or (ii) for any
2530 municipality that (I) has adopted a municipal housing growth plan or
2531 has elected to comply with a regional housing growth plan in
2532 accordance with the provisions of section 5 of this act, (II) has twenty
2533 thousand or more dwelling units, as reported in the most recent United
2534 States decennial census, and (III) previously qualified for a moratorium
2535 in accordance with this section, one and one-half per cent of all dwelling
2536 units in the municipality, as reported in the most recent United States
2537 decennial census.

2538 [(B)] (C) A municipality may apply for a certificate of affordable
2539 housing project completion pursuant to this subsection by applying in
2540 writing to the commissioner, and including documentation showing

2541 that the municipality has accumulated the required number of points
2542 within the applicable time period. Such documentation shall include the
2543 location of each dwelling unit being counted, the number of points each
2544 dwelling unit has been assigned, and the reason, pursuant to this
2545 subsection, for assigning such points to such dwelling unit. Upon
2546 receipt of such application, the commissioner shall promptly cause a
2547 notice of the filing of the application to be published in the Connecticut
2548 Law Journal, stating that public comment on such application shall be
2549 accepted by the commissioner for a period of thirty days after the
2550 publication of such notice. Not later than ninety days after the receipt of
2551 such application, the commissioner shall either approve or reject such
2552 application. Such approval or rejection shall be accompanied by a
2553 written statement of the reasons for approval or rejection, pursuant to
2554 the provisions of this subsection. If the application is approved, the
2555 commissioner shall promptly cause a certificate of affordable housing
2556 project completion to be published in the Connecticut Law Journal. If
2557 the commissioner fails to either approve or reject the application within
2558 such ninety-day period, such application shall be deemed provisionally
2559 approved, and the municipality may cause notice of such provisional
2560 approval to be published in a conspicuous manner in a daily newspaper
2561 having general circulation in the municipality, in which case, such
2562 moratorium shall take effect upon such publication. The municipality
2563 shall send a copy of such notice to the commissioner. Such provisional
2564 approval shall remain in effect unless the commissioner subsequently
2565 acts upon and rejects the application, in which case the moratorium shall
2566 terminate upon notice to the municipality by the commissioner.

2567 (5) For the purposes of this subsection, "elderly units" are dwelling
2568 units whose occupancy is restricted by age, "family units" are dwelling
2569 units whose occupancy is not restricted by age, and "resident-owned
2570 mobile manufactured home park" has the same meaning as provided in
2571 subsection (k) of this section.

2572 (6) For the purposes of this subsection, housing unit-equivalent
2573 points shall be determined by the commissioner as follows: (A) No

2574 points shall be awarded for a unit unless its occupancy is restricted to
 2575 persons and families whose income is equal to or less than eighty per
 2576 cent of the median income, except that (i) unrestricted units in a set-
 2577 aside development shall be awarded one-quarter point each; [.] and (ii)
 2578 dwelling units in transit community middle housing developments
 2579 developed [as of right] pursuant to subdivision (2) of subsection (a) of
 2580 section 8-2s, as amended by this act, shall be awarded one-quarter point
 2581 each; [.] (B) [Family] family units restricted to persons and families
 2582 whose income is equal to or less than eighty per cent of the median
 2583 income shall be awarded one point if an ownership unit and one and
 2584 one-half points if a rental unit; [.] (C) [Family] family units restricted to
 2585 persons and families whose income is equal to or less than sixty per cent
 2586 of the median income shall be awarded one and one-half points if an
 2587 ownership unit and two points if a rental unit; [.] (D) [Family] family
 2588 units restricted to persons and families whose income is equal to or less
 2589 than forty per cent of the median income shall be awarded two points if
 2590 an ownership unit and two and one-half points if a rental unit; [.] (E)
 2591 [Elderly] elderly units restricted to persons and families whose income
 2592 is equal to or less than eighty per cent of the median income shall be
 2593 awarded one-half point; [.] (F) [A] a set-aside development containing
 2594 family units which are rental units shall be awarded additional points
 2595 equal to twenty-two per cent of the total points awarded to such
 2596 development, provided the application for such development was filed
 2597 with the commission prior to July 6, 1995; [.] (G) [A] a mobile
 2598 manufactured home in a resident-owned mobile manufactured home
 2599 park shall be awarded points as follows: (i) One and one-half points
 2600 when occupied by persons and families with an income equal to or less
 2601 than eighty per cent of the median income; [.] (ii) two points when
 2602 occupied by persons and families with an income equal to or less than
 2603 sixty per cent of the median income; [.] and (iii) one-fourth point for the
 2604 remaining units; and (H) any unit described in subparagraphs (A) to
 2605 (G), inclusive, of this subdivision shall be awarded an additional one-
 2606 quarter point, provided such unit was constructed by or in conjunction
 2607 with a housing authority, as defined in section 8-40, of a neighboring

2608 municipality.

2609 (7) Points shall be awarded only for dwelling units which (A) were
2610 newly-constructed units in an affordable housing development, as that
2611 term was defined at the time of the affordable housing application, for
2612 which a certificate of occupancy was issued after July 1, 1990, (B) were
2613 newly subjected after July 1, 1990, to deeds containing covenants or
2614 restrictions which require that, for at least the duration required by
2615 subsection (a) of this section for set-aside developments on the date
2616 when such covenants or restrictions took effect, such dwelling units
2617 shall be sold or rented at, or below, prices which will preserve the units
2618 as affordable housing for persons or families whose income does not
2619 exceed eighty per cent of the median income, or (C) are located in a
2620 resident-owned mobile manufactured home park.

2621 (8) Points shall be subtracted, applying the formula in subdivision (6)
2622 of this subsection, for any affordable dwelling unit which, on or after
2623 July 1, 1990, was affected by any action taken by a municipality which
2624 caused such dwelling unit to cease being counted as an affordable
2625 dwelling unit.

2626 (9) A newly-constructed unit shall be counted toward a moratorium
2627 when it receives a certificate of occupancy. A newly-restricted unit shall
2628 be counted toward a moratorium when its deed restriction takes effect.

2629 (10) The affordable housing appeals procedure shall be applicable to
2630 affordable housing applications filed with a commission after a three-
2631 year moratorium expires, except (A) as otherwise provided in
2632 subsection (k) of this section, or (B) when sufficient unit-equivalent
2633 points have been created within the municipality during one
2634 moratorium to qualify for a subsequent moratorium.

2635 (11) The commissioner shall, within available appropriations, adopt
2636 regulations in accordance with chapter 54 to carry out the purposes of
2637 this subsection. Such regulations shall specify the procedure to be
2638 followed by a municipality to obtain a moratorium, and shall include

2639 the manner in which a municipality is to document the units to be
2640 counted toward a moratorium. A municipality may apply for a
2641 moratorium in accordance with the provisions of this subsection prior
2642 to, as well as after, such regulations are adopted.

2643 Sec. 42. (*Effective from passage*) The majority leaders' roundtable group
2644 on affordable housing, established pursuant to section 2-139 of the
2645 general statutes, shall review the potential issues and benefits of
2646 changing the exemption threshold provided in subsection (k) of section
2647 8-30g of the general statutes from a percentage of certain dwelling units
2648 located in a municipality to (1) a flat numerical value, or (2) an
2649 alternative model, including models adopted in other states concerning
2650 the calculation of affordable housing need. Not later than February 1,
2651 2026, the roundtable group shall submit a report, in accordance with the
2652 provisions of section 11-4a of the general statutes, on its findings and
2653 any recommendations to the joint standing committee of the General
2654 Assembly having cognizance of matters relating to housing.

2655 Sec. 43. (*Effective January 1, 2026*) The Commissioner of Housing shall,
2656 within available resources, establish and administer an Affordable
2657 Housing Real Estate Investment Trust pilot program. Such pilot
2658 program shall be for the purpose of providing grants to housing
2659 authorities, as defined in section 8-39 of the general statutes, the
2660 Connecticut Housing Finance Authority, or any nonprofit entity
2661 selected by the commissioner, for the purpose of acquiring dwelling
2662 units, as defined in section 47a-1 of the general statutes, and
2663 implementing affordable housing deed restrictions, as defined in section
2664 12-81bb of the general statutes, on such units, provided such units are
2665 located in municipalities in the state with populations of at least one
2666 hundred thirty thousand but less than one hundred forty thousand, as
2667 determined by the most recent federal decennial census. Participation in
2668 such pilot program shall be by application, submitted in a form and
2669 manner prescribed by the commissioner. For the purposes of this
2670 section, "municipality" has the same meaning as provided in section 7-
2671 148 of the general statutes.

2672 Sec. 44. Section 8-68d of the general statutes is repealed and the
2673 following is substituted in lieu thereof (*Effective January 1, 2026*):

2674 Each housing authority shall submit a report to the Commissioner of
2675 Housing and the chief executive officer of the municipality in which the
2676 authority is located and post such report on the housing authority's
2677 Internet web site not later than [, annually.] July 1, 2026, and thereafter
2678 annually on March first. The report shall contain (1) an inventory of all
2679 existing housing owned or operated by the authority, including the total
2680 number, types and sizes of rental units and the total number of
2681 occupancies and vacancies in each housing project or development, and
2682 a description of the condition of such housing, (2) a description of any
2683 new construction projects being undertaken by the authority and the
2684 status of such projects, (3) the number and types of any rental housing
2685 sold, leased or transferred during the period of the report which is no
2686 longer available for the purpose of low or moderate income rental
2687 housing, (4) the results of the authority's annual audit conducted in
2688 accordance with section 4-231 if required by said section, (5) the rental
2689 price levels by income group, as defined in section 8-37aa, of rental units
2690 owned or operated by the housing authority, (6) the number of rental
2691 units at each such respective rental price level, displayed as a per cent
2692 of the area median income, for each respective housing project or
2693 development owned or operated by the housing authority, (7) the
2694 annual change in the rental price level of rental units owned or operated
2695 by the housing authority, (8) the dates when rental units qualified as
2696 affordable, (9) the number of individuals on the waiting list for any
2697 rental units owned or operated by the authority, and [(5)] (10) such other
2698 information as the commissioner may require by regulations adopted in
2699 accordance with the provisions of chapter 54.

2700 Sec. 45. (NEW) (*Effective January 1, 2026*) (a) Not later than October 1,
2701 2026, and annually thereafter, the owner of a mobile manufactured
2702 home park, as defined in section 21-64 of the general statutes, shall
2703 submit a report to the local fire marshal disclosing the water capacity
2704 and flow of each fire hydrant located in such park.

2705 (b) If the local fire marshal finds, after reviewing the report submitted
2706 pursuant to subsection (a) of this section, that any fire hydrant located
2707 in the mobile manufactured home park has insufficient water capacity
2708 or flow, or is otherwise not in working order, the local fire marshal shall
2709 report such local fire marshal's finding (1) in the form of a complaint to
2710 the Department of Consumer Protection, and (2) to the Mobile
2711 Manufactured Home Advisory Council established under section 21-
2712 84a of the general statutes.

2713 Sec. 46. Section 10-285a of the general statutes, as amended by section
2714 143 of public act 25-174, is repealed and the following is substituted in
2715 lieu thereof (*Effective January 1, 2026*):

2716 (a) (1) The percentage of school building project grant money a local
2717 board of education may be eligible to receive, under the provisions of
2718 section 10-286, shall be assigned by the Commissioner of Administrative
2719 Services in accordance with the percentage calculated by the
2720 Commissioner of Education as follows: (A) For grants approved
2721 pursuant to section 10-283 for which application is made on and after
2722 July 1, 1991, and before July 1, 2011, (i) each town shall be ranked in
2723 descending order from one to one hundred sixty-nine according to such
2724 town's adjusted equalized net grand list per capita, as defined in section
2725 10-261; and (ii) based upon such ranking, a percentage of not less than
2726 twenty nor more than eighty shall be determined for each town on a
2727 continuous scale; (B) for grants approved pursuant to section 10-283 for
2728 which application is made on and after July 1, 2011, and before July 1,
2729 2017, (i) each town shall be ranked in descending order from one to one
2730 hundred sixty-nine according to such town's adjusted equalized net
2731 grand list per capita, as defined in section 10-261, and (ii) based upon
2732 such ranking, (I) a percentage of not less than ten nor more than seventy
2733 shall be determined for new construction or replacement of a school
2734 building for each town on a continuous scale, and (II) a percentage of
2735 not less than twenty nor more than eighty shall be determined for
2736 renovations, extensions, code violations, roof replacements and major
2737 alterations of an existing school building and the new construction or

2738 replacement of a school building when a town or regional school district
2739 can demonstrate that a new construction or replacement is less
2740 expensive than a renovation, extension or major alteration of an existing
2741 school building for each town on a continuous scale; (C) for grants
2742 approved pursuant to section 10-283 for which application is made on
2743 and after July 1, 2017, and before June 1, 2022, (i) each town shall be
2744 ranked in descending order from one to one hundred sixty-nine
2745 according to the adjusted equalized net grand list per capita, as defined
2746 in section 10-261, of the town two, three and four years prior to the fiscal
2747 year in which application is made, (ii) based upon such ranking, (I) a
2748 percentage of not less than ten nor more than seventy shall be
2749 determined for new construction or replacement of a school building for
2750 each town on a continuous scale, and (II) a percentage of not less than
2751 twenty nor more than eighty shall be determined for renovations,
2752 extensions, code violations, roof replacements and major alterations of
2753 an existing school building and the new construction or replacement of
2754 a school building when a town or regional school district can
2755 demonstrate that a new construction or replacement is less expensive
2756 than a renovation, extension or major alteration of an existing school
2757 building for each town on a continuous scale; (D) except as otherwise
2758 provided in subdivision (2) of this subsection, for grants approved
2759 pursuant to section 10-283 for which application is made on and after
2760 June 1, 2022, (i) each town shall be ranked in descending order from one
2761 to one hundred sixty-nine according to the adjusted equalized net grand
2762 list per capita, as defined in section 10-261, of the town two, three and
2763 four years prior to the fiscal year in which application is made, and (ii)
2764 based upon such ranking, (I) a percentage of not less than ten nor more
2765 than seventy shall be determined for new construction or replacement
2766 of a school building for each town on a continuous scale, and (II) a
2767 percentage of not less than twenty nor more than eighty shall be
2768 determined for renovations, extensions, code violations, roof
2769 replacements and major alterations of an existing school building and
2770 the new construction or replacement of a school building when a town
2771 or regional school district can demonstrate that a new construction or

2772 replacement is less expensive than a renovation, extension or major
2773 alteration of an existing school building for each town on a continuous
2774 scale; and (E) except as otherwise provided in subdivision (2) of this
2775 subsection, for grants approved pursuant to section 10-283 for which
2776 application is made on and after July 1, 2024, (i) each town shall be
2777 ranked in descending order from one to one hundred sixty-nine
2778 according to the adjusted equalized net grand list per capita, as defined
2779 in section 10-261, of the town two, three and four years prior to the fiscal
2780 year in which application is made, and (ii) based upon such ranking, (I)
2781 a percentage of not less than ten nor more than eighty shall be
2782 determined for new construction or replacement of a school building for
2783 each town on a continuous scale, and (II) a percentage of not less than
2784 twenty nor more than eighty shall be determined for renovations,
2785 extensions, code violations, roof replacements and major alterations of
2786 an existing school building and the new construction or replacement of
2787 a school building when a town or regional school district can
2788 demonstrate that a new construction or replacement is less expensive
2789 than a renovation, extension or major alteration of an existing school
2790 building for each town on a continuous scale.

2791 (2) For grants approved pursuant to section 10-283 for which
2792 application is made prior to July 1, 2047, the percentage of school
2793 building project grant money a local board of education for (A) any
2794 town with a total population of eighty thousand or greater may be
2795 eligible to receive shall be the greater of the percentage calculated
2796 pursuant to subdivision (1) of this subsection or sixty per cent, and (B)
2797 the town of Cheshire shall be the greater of the percentage calculated
2798 pursuant to subdivision (1) of this subsection or fifty per cent.

2799 (b) (1) Except as otherwise provided in subdivision (2) of this
2800 subsection, the percentage of school building project grant money a
2801 regional board of education may be eligible to receive under the
2802 provisions of section 10-286 shall be determined by its ranking. Such
2803 ranking shall be determined by (A) multiplying the total population, as
2804 defined in section 10-261, of each town in the district by such town's

2805 ranking, as determined in subsection (a) of this section, (B) adding
2806 together the figures determined under subparagraph (A) of this
2807 subdivision, and (C) dividing the total computed under subparagraph
2808 (B) of this subdivision by the total population of all towns in the district.
2809 The ranking of each regional board of education shall be rounded to the
2810 next higher whole number and each such board shall receive the same
2811 reimbursement percentage as would a town with the same rank plus ten
2812 per cent, except that no such percentage shall exceed eighty-five per
2813 cent.

2814 (2) Any board of education of a regional school district established or
2815 expanded on or after July 1, 2016, that submits an application for a
2816 school building project (A) not later than ten years after the
2817 establishment or expansion of such regional school district, and (B) that
2818 is related to such establishment or expansion, may be eligible to receive
2819 a percentage of school building project grant money, under the
2820 provisions of section 10-286, as follows: The reimbursement percentage
2821 of the town in such regional school district with the greatest
2822 reimbursement percentage, as determined in subsection (a) of this
2823 section, plus ten per cent.

2824 (c) The percentage of school building project grant money a regional
2825 educational service center may be eligible to receive shall be determined
2826 by its ranking. Such ranking shall be determined by (1) multiplying the
2827 population of each member town in the regional educational service
2828 center by such town's ranking, as determined in subsection (a) of this
2829 section; (2) adding together the figures for each town determined under
2830 subdivision (1) of this subsection, and (3) dividing the total computed
2831 under subdivision (2) of this subsection by the total population of all
2832 member towns in the regional educational service center. The ranking
2833 of each regional educational service center shall be rounded to the next
2834 higher whole number and each such center shall receive the same
2835 reimbursement percentage as would a town with the same rank.

2836 (d) The percentage of school building project grant money a

2837 cooperative arrangement pursuant to section 10-158a, may be eligible to
2838 receive shall be determined by its ranking. Such ranking shall be
2839 determined by (1) multiplying the total population, as defined in section
2840 10-261, of each town in the cooperative arrangement by such town's
2841 ranking, as determined in subsection (a) of this section, (2) adding the
2842 products determined under subdivision (1) of this subsection, and (3)
2843 dividing the total computed under subdivision (2) of this subsection by
2844 the total population of all towns in the cooperative arrangement. The
2845 ranking of each cooperative arrangement shall be rounded to the next
2846 higher whole number and each such cooperative arrangement shall
2847 receive the same reimbursement percentage as would a town with the
2848 same rank plus ten percentage points.

2849 (e) (1) If an elementary school building project for a new building or
2850 for the expansion of an existing building includes space for an early
2851 childhood care and education program that provides services for
2852 children from birth to five years, the percentage determined pursuant to
2853 this section shall be increased by fifteen percentage points, but shall not
2854 exceed one hundred per cent, for the portion of the building used
2855 primarily for such purpose. Recipient districts shall maintain such early
2856 childhood care and education program for at least ten years.

2857 (2) The percentage determined pursuant to this section for any school
2858 building project for a building or facility that will be used exclusively by
2859 a local or regional board of education for an early childhood care and
2860 education program that provides services for children from birth to five
2861 years shall be increased by fifteen percentage points, but shall not
2862 exceed one hundred per cent. Recipient districts shall maintain such
2863 early childhood care and education program for at least twenty years.

2864 (f) The percentage determined pursuant to this section for a school
2865 building project grant for the expansion, alteration or renovation of an
2866 existing public school building to convert such building for use as a
2867 lighthouse school, as defined in section 10-266cc, shall be increased by
2868 ten percentage points.

2869 (g) The percentage determined pursuant to this section for a school
2870 building project grant shall be increased by the percentage of the total
2871 projected enrollment of the school attributable to the number of spaces
2872 made available for out-of-district students participating in the program
2873 established pursuant to section 10-266aa, provided the maximum
2874 increase shall not exceed ten percentage points.

2875 (h) Subject to the provisions of section 10-285d, if an elementary
2876 school building project for a school in a priority school district or for a
2877 priority school is necessary in order to offer a full-day kindergarten
2878 program or a full-day preschool program or to reduce class size
2879 pursuant to section 10-265f, the percentage determined pursuant to this
2880 section shall be increased by fifteen percentage points, but shall not
2881 exceed one hundred per cent, for the portion of the building used
2882 primarily for such full-day kindergarten program, full-day preschool
2883 program or such reduced size classes. Recipient districts that receive an
2884 increase pursuant to this subsection in support of a full-day preschool
2885 program[,] shall maintain full-day preschool enrollment for at least ten
2886 years.

2887 (i) For all projects authorized on or after July 1, 2007, all attorneys'
2888 fees and court costs related to litigation shall be eligible for state school
2889 construction grant assistance only if the grant applicant is the prevailing
2890 party in any such litigation.

2891 (j) The percentage determined pursuant to this section for a school
2892 building project grant for a diversity school, approved pursuant to
2893 section 10-286h, shall be increased by ten percentage points.

2894 [(k) On and after July 1, 2024, for applications submitted pursuant to
2895 subsection (a) of section 10-283, the percentage of school building
2896 project grant money a local or regional board of education may be
2897 eligible to receive shall be increased by five percentage points if, prior
2898 to December first of the year in which the board submits an application
2899 for a grant, such board submits a written determination issued by the

2900 Commissioner of Housing within such year finding that the
2901 municipality in which the school building project is to occur has been
2902 deemed to be an inclusive municipality. As used in this subsection,
2903 "inclusive municipality" means any municipality that: (1) Has a total
2904 population, as defined in section 10-261, that is greater than six
2905 thousand; (2) has less than ten per cent of its housing units determined
2906 by the commissioner to be affordable; (3) has adopted and maintains
2907 zoning regulations that (A) promote fair housing, as determined by the
2908 commissioner, (B) provide a streamlined process for the approval of the
2909 development of multifamily housing of three units or more, (C) permit
2910 mixed-use development, and (D) allow accessory dwelling units; and
2911 (4) has constructed new affordable housing units that (A) are restricted,
2912 through deeds, covenants or other means, to individuals or families
2913 whose income is eighty per cent or less of the state median income, and
2914 (B) equal at least one per cent of such town's total housing units in the
2915 three years immediately preceding the submission of an application
2916 under this section.]

2917 [(l)] (k) If a school building project for a new building or for the
2918 renovation or expansion of an existing building includes plans for the
2919 expansion or creation of in-district special education programming and
2920 services, the percentage determined pursuant to this section shall be
2921 increased by fifteen percentage points, but shall not exceed one hundred
2922 per cent, for the portion of the project used primarily for such purpose,
2923 provided the portion of such school building project that will be used
2924 primarily for such in-district special education programming and
2925 services shall be a part of a school building that is being used to provide
2926 a program of general education for nonspecial education students and
2927 is a part of the school building being constructed or renovated or
2928 expanded; and, provided further, any additional funding received by
2929 the local or regional board of education resulting from and related to the
2930 inclusion of such plans for the expansion or creation of in-district special
2931 education programming and services shall be expended for such
2932 construction or renovation or expansion.

2933 (l) On and after July 1, 2026, for applications submitted pursuant to
2934 subsection (a) of section 10-283, the reimbursement percentage of school
2935 building project that a local or regional board of education or an
2936 endowed academy approved pursuant to section 10-34 shall be
2937 increased by five percentage points, provided such increase shall not
2938 result in a reimbursement percentage exceeding one hundred per cent,
2939 if the municipality (1) is in compliance with the provisions of section 5
2940 of this act regarding its housing growth plan or compliance with a
2941 regional housing growth plan, as applicable, and has demonstrated
2942 steps such municipality has taken to implement its housing growth
2943 policies, (2) is a qualifying transit-oriented community pursuant to
2944 section 11 of this act, or (3) has adopted a development district
2945 established pursuant to a memorandum of agreement with the
2946 Connecticut Municipal Development Authority.

2947 Sec. 47. (NEW) (*Effective January 1, 2026*) (a) On and after July 1, 2028,
2948 the Secretary of the Office of Policy and Management shall establish and
2949 administer a program to provide loans for any municipality that seeks
2950 to develop an eligible water quality project, as defined in section 22a-
2951 475 of the general statutes, for sewer collection and conveyance system
2952 improvements. To be eligible to receive such a loan, a municipality that
2953 seeks to develop any such project shall comply with the criteria set forth
2954 in subsections (b) and (c) of this section. No loan provided pursuant to
2955 this section shall exceed one hundred per cent of the eligible water
2956 quality project costs. Notwithstanding any section of chapter 446k of the
2957 general statutes, any such loan shall be made at an interest rate of one
2958 and one-half per cent per annum for a term of twenty years.

2959 (b) To be eligible for a loan pursuant to this section, a municipality
2960 shall:

2961 (1) Have a population of not more than fifty thousand people;

2962 (2) Obtain a letter from the Office of Policy and Management that
2963 confirms the proposed project is consistent with the state's plan of

2964 conservation and development; and

2965 (3) Demonstrate that the eligible sewer collection and conveyance
2966 system improvement is or will be funded, designed and constructed in
2967 a manner that complies with applicable state and federal statutes and
2968 regulations.

2969 (c) In addition to the requirements of subsection (b) of this section, to
2970 be eligible to receive a loan pursuant to this section, a municipality shall:

2971 (1) Demonstrate, to the satisfaction of the secretary, that the
2972 municipality has taken steps to implement an approved housing growth
2973 plan or regional housing growth plan, in accordance with section 5 of
2974 this act; or

2975 (2) Be a qualifying transit-oriented community pursuant to section 11
2976 of this act; or

2977 (3) Have an adopted development district established pursuant to a
2978 memorandum of agreement with the Connecticut Municipal
2979 Development Authority.

2980 Sec. 48. Section 8-37r of the general statutes is repealed and the
2981 following is substituted in lieu thereof (*Effective January 1, 2026*):

2982 (a) There shall be a Department of Housing, which shall be the lead
2983 agency for all matters relating to housing. The department head shall be
2984 the Commissioner of Housing, who shall be appointed by the Governor
2985 in accordance with the provisions of sections 4-5 to 4-8, inclusive, [with]
2986 and shall have the powers and duties [therein] prescribed in said
2987 sections. [Said] The commissioner shall be responsible at the state level
2988 for all aspects of policy, development, redevelopment, preservation,
2989 maintenance and improvement of housing and neighborhoods. [Said]
2990 The commissioner shall be responsible for developing strategies to
2991 encourage the provision of housing in the state, including housing for
2992 very low, low and moderate income families.

2993 (b) The Department of Housing shall constitute a successor to the
2994 functions, powers and duties of the Department of Economic
2995 Development relating to housing, community development,
2996 redevelopment and urban renewal as set forth in chapters 128, 129, 130,
2997 135 and 136 in accordance with the provisions of sections 4-38d, 4-38e
2998 and 4-39. The Department of Housing is designated a public housing
2999 agency [for the purpose of administering the Section 8 existing
3000 certificate program and the housing voucher program] pursuant to the
3001 Housing Act of 1937.

3002 [(c) The commissioner shall, in consultation with the interagency
3003 council on affordable housing established pursuant to section 8-37nnn,
3004 review the organization and delivery of state housing programs and
3005 submit a report with recommendations, in accordance with the
3006 provisions of section 11-4a, not later than January 15, 2013, to the joint
3007 standing committees of the General Assembly having cognizance of
3008 matters relating to housing and appropriations.]

3009 [(d)] (c) Any order or regulation of the Department of Housing or
3010 Department of Economic and Community Development that is in force
3011 on January 1, 2013, shall continue in force and effect as an order or
3012 regulation until amended, repealed or superseded pursuant to law.

3013 [(e)] (d) On and after July 1, 2017, the Department of Housing shall
3014 constitute a successor department, in accordance with the provisions of
3015 sections 4-38d, 4-38e and 4-39, to the Department of Children and
3016 Families with respect to the homeless youth program as set forth in
3017 section 17a-62a.

3018 (e) The commissioner shall have the power to (1) develop a housing
3019 project, as defined in section 8-39, on land owned or otherwise under
3020 the control of the state, (2) sell or lease any such project developed by
3021 the commissioner upon terms and conditions that the commissioner
3022 deems appropriate, (3) sell or lease any dwelling unit, as defined in
3023 section 47-1, that is part of any such housing project developed by the

3024 commissioner, and (4) provide for the management of any such project
3025 developed by the commissioner upon terms and conditions that the
3026 commissioner deems appropriate. If any such project is to be sold or
3027 leased pursuant to subdivision (2) of this subsection, the commissioner
3028 shall grant a right of first refusal to any housing authority, as defined in
3029 section 8-39, whose area of operation, as defined in section 8-39, includes
3030 such project. The commissioner shall provide written notice of the
3031 execution of a purchase agreement concerning any such project to any
3032 such housing authority, and if such housing authority elects to exercise
3033 its right of first refusal concerning such project, such housing authority
3034 shall provide written notice of such election to the commissioner not less
3035 than sixty days after receipt of the commissioner's notice concerning the
3036 execution of a purchase agreement concerning the project. If a housing
3037 authority has declined to exercise such right by failure to timely act on
3038 such right or written notice to the commissioner, the commissioner shall
3039 give preference in the sale or lease of such project to a nonprofit entity.
3040 If a dwelling unit is sold or leased in any such project pursuant to
3041 subdivision (3) of this subsection, the commissioner shall comply with
3042 the order of priorities set forth in section 8-76 applicable to such unit.

3043 (f) Before exercising the authority to develop a housing project
3044 pursuant to this section, the commissioner shall submit a report to the
3045 Council on Housing Development established pursuant to section 14 of
3046 this act concerning the process for identifying real property (1) suitable
3047 for such development, including that such development is consistent
3048 with a municipal housing growth plan or a regional housing growth
3049 plan, as such terms are defined in section 4 of this act, (2) the geographic
3050 location of such real property, (3) income targets of the population to be
3051 served by such development, (4) any priorities for tenant selection
3052 concerning such development, if any, and (5) any other preferences or
3053 factors applied or considered by the commissioner regarding
3054 individuals or households that may reside in such development.

3055 Sec. 49. Subsection (g) of section 1 of public act 25-164 is repealed and
3056 the following is substituted in lieu thereof (*Effective from passage*):

3057 (g) A municipality that adopts or has adopted zoning regulations
3058 pursuant to section 8-2 of the general statutes, as amended by this act,
3059 that allow for the conversion or partial conversion of any commercial
3060 building into a residential development pursuant to this section shall be
3061 given priority funding by the Commissioner of Economic and
3062 Community Development under the greyfield revitalization program
3063 established pursuant to section [99] 112 of [senate bill 1247 of the current
3064 session] public act 25-174.

3065 Sec. 50. Subdivision (10) of section 8-169hh of the general statutes, as
3066 amended by section 102 of public act 25-168, is repealed and the
3067 following is substituted in lieu thereof (*Effective from passage*):

3068 (10) "Joint member entity" means two or more municipalities that
3069 together opt to join the Connecticut Municipal Development Authority
3070 in accordance with section 8-169ll, provided no such municipality is
3071 [considered part of the capital region, as defined in section 32-600] the
3072 city of Hartford or the town of East Hartford;

3073 Sec. 51. Subsection (c) of section 7-148rr of the general statutes is
3074 repealed and the following is substituted in lieu thereof (*Effective January*
3075 *1, 2026*):

3076 (c) For the purposes of this section, a municipal function shall
3077 include, but not be limited to, administrative and regulatory activities
3078 described in chapters 93, 96a and 100, sections 7-148b, as amended by
3079 this act, 7-148g, 7-148p, 8-3, as amended by this act, 12-136, 22-331, 22-
3080 340, 22a-36 to 22a-45, inclusive, and 29-251 to 29-371, inclusive, and
3081 planning activities described in sections 8-23 [, 8-30j] and 19a-181b.

3082 Sec. 52. Subsection (a) of section 8-30g of the general statutes is
3083 repealed and the following is substituted in lieu thereof (*Effective January*
3084 *1, 2026*):

3085 (a) As used in this section: [and section 8-30j:]

3086 (1) "Affordable housing development" means a proposed housing
3087 development which is (A) assisted housing, or (B) a set-aside
3088 development;

3089 (2) "Affordable housing application" means any application made to
3090 a commission in connection with an affordable housing development by
3091 a person who proposes to develop such affordable housing;

3092 (3) "Assisted housing" means housing which is receiving, or will
3093 receive, financial assistance under any governmental program for the
3094 construction or substantial rehabilitation of low and moderate income
3095 housing, and any housing occupied by persons receiving rental
3096 assistance under chapter 319uu or Section 1437f of Title 42 of the United
3097 States Code;

3098 (4) "Commission" means a zoning commission, planning
3099 commission, planning and zoning commission, zoning board of appeals
3100 or municipal agency exercising zoning or planning authority;

3101 (5) "Municipality" means any town, city or borough, whether
3102 consolidated or unconsolidated;

3103 (6) "Set-aside development" means a development in which not less
3104 than thirty per cent of the dwelling units will be conveyed by deeds
3105 containing covenants or restrictions which shall require that, for at least
3106 forty years after the initial occupation of the proposed development,
3107 such dwelling units shall be sold or rented at, or below, prices which
3108 will preserve the units as housing for which persons and families pay
3109 thirty per cent or less of their annual income, where such income is less
3110 than or equal to eighty per cent of the median income. In a set-aside
3111 development, of the dwelling units conveyed by deeds containing
3112 covenants or restrictions, a number of dwelling units equal to not less
3113 than fifteen per cent of all dwelling units in the development shall be
3114 sold or rented to persons and families whose income is less than or equal
3115 to sixty per cent of the median income and the remainder of the dwelling
3116 units conveyed by deeds containing covenants or restrictions shall be

3117 sold or rented to persons and families whose income is less than or equal
3118 to eighty per cent of the median income;

3119 (7) "Median income" means, after adjustments for family size, the
3120 lesser of the state median income or the area median income for the area
3121 in which the municipality containing the affordable housing
3122 development is located, as determined by the United States Department
3123 of Housing and Urban Development; and

3124 (8) "Commissioner" means the Commissioner of Housing.

3125 Sec. 53. Sections 4-68ii, 8-2p, 8-30j and 8-446a of the general statutes
3126 are repealed. (*Effective January 1, 2026*)

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>January 1, 2026</i>	New section
Sec. 2	<i>January 1, 2026</i>	12-701(a)(20)(B)
Sec. 3	<i>January 1, 2026</i>	New section
Sec. 4	<i>January 1, 2026</i>	New section
Sec. 5	<i>January 1, 2026</i>	New section
Sec. 6	<i>January 1, 2026</i>	New section
Sec. 7	<i>January 1, 2026</i>	New section
Sec. 8	<i>January 1, 2026</i>	New section
Sec. 9	<i>January 1, 2026</i>	New section
Sec. 10	<i>January 1, 2026</i>	New section
Sec. 11	<i>January 1, 2026</i>	New section
Sec. 12	<i>January 1, 2026</i>	8-169tt(a)
Sec. 13	<i>January 1, 2026</i>	8-2o(g)
Sec. 14	<i>from passage</i>	New section
Sec. 15	<i>January 1, 2026</i>	New section
Sec. 16	<i>July 1, 2026</i>	8-2s
Sec. 17	<i>January 1, 2026</i>	8-2r(a)
Sec. 18	<i>July 1, 2026</i>	8-2(d)
Sec. 19	<i>July 1, 2026</i>	New section
Sec. 20	<i>July 1, 2026</i>	New section
Sec. 21	<i>January 1, 2026</i>	8-2c
Sec. 22	<i>January 1, 2026</i>	8-2o(f)

Sec. 23	<i>from passage</i>	New section
Sec. 24	<i>January 1, 2026</i>	8-3(b)
Sec. 25	<i>January 1, 2026</i>	New section
Sec. 26	<i>January 1, 2026</i>	New section
Sec. 27	<i>January 1, 2026</i>	New section
Sec. 28	<i>January 1, 2026</i>	New section
Sec. 29	<i>January 1, 2026</i>	SA 21-26, Sec. 1
Sec. 30	<i>January 1, 2026</i>	4-66k
Sec. 31	<i>January 1, 2026</i>	3-129g(k)
Sec. 32	<i>January 1, 2026</i>	New section
Sec. 33	<i>from passage</i>	New section
Sec. 34	<i>January 1, 2026</i>	New section
Sec. 35	<i>January 1, 2026</i>	7-148b
Sec. 36	<i>January 1, 2026</i>	New section
Sec. 37	<i>January 1, 2026</i>	47a-23(a)
Sec. 38	<i>January 1, 2026</i>	47a-15a
Sec. 39	<i>January 1, 2026</i>	21-83
Sec. 40	<i>January 1, 2026</i>	29-195
Sec. 41	<i>January 1, 2026</i>	8-30g(l)
Sec. 42	<i>from passage</i>	New section
Sec. 43	<i>January 1, 2026</i>	New section
Sec. 44	<i>January 1, 2026</i>	8-68d
Sec. 45	<i>January 1, 2026</i>	New section
Sec. 46	<i>January 1, 2026</i>	10-285a
Sec. 47	<i>January 1, 2026</i>	New section
Sec. 48	<i>January 1, 2026</i>	8-37r
Sec. 49	<i>from passage</i>	PA 25-164, Sec. 1(g)
Sec. 50	<i>from passage</i>	8-169hh(10)
Sec. 51	<i>January 1, 2026</i>	7-148rr(c)
Sec. 52	<i>January 1, 2026</i>	8-30g(a)
Sec. 53	<i>January 1, 2026</i>	Repealer section