



General Assembly

**Bill No. 8002**

November Special Session, 2025

LCO No. 10924



Referred to Committee on No Committee

Introduced by:

REP. RITTER, 1<sup>st</sup> Dist.

SEN. LOONEY, 11<sup>th</sup> Dist.

REP. ROJAS, 9<sup>th</sup> Dist.

SEN. DUFF, 25<sup>th</sup> 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     |