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CT COG SUMMARY

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Prepared by
Connecticut
Association of Councils
of Governments





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Disclaimers

- This summary is for informational purposes only. Any recommendation should be reviewed by a municipality’s counsel prior to action. Should you have any questions about the information in this summary, please reach out to your Council of Governments.
- There are many sections of this Act that will require a municipality to create regulatory changes. If your municipality would like assistance, please reach out to your Council of Governments to see if technical assistance could be provided.
- This summary intended to include all relevant citations to the general statutes. However, there may be missing citations and it is recommended to review each section’s statutory language before acting.



When Using This Document

This summary is designed to help the reader navigate PA 25-1 by organizing provisions, highlighting important considerations, and linking directly to source material. In using this document, please note the following:

Navigating Sections

- Section titles are consistent with the titles used in the Office of Legislative Research (OLR) summary for easy cross-referencing.
- Each section contains a link to the relevant OLR summary section and the corresponding bill text with page references. Internal and external cross-references are also linked at the top of each section.
- Sections that were not analyzed as part of this summary are noted as “Not Analyzed” in the title. These sections include only a brief summary and links to source material.
- Defined terms are capitalized throughout the document to help the reader identify when a term carries a specific meaning.

Organization

- Sections are arranged chronologically by section number.
- Analyzed sections have been tagged to reflect four thematic categories:



Housing Growth Plans



Transit-Oriented Development



Zoning Changes



Miscellaneous Provisions

- A symbol in the top-left corner of each section indicates its thematic category to help the reader visually identify topics of interest.

Call-Out Boxes and Icons

- Call-out boxes are used throughout the document to draw attention to technical assistance opportunities, potential costs, and helpful contextual information.



COG Technical Assistance: Highlights provisions where the Councils of Governments may support municipalities through planning, analysis, or implementation assistance.



Potential Costs: Flags sections where municipalities or Councils of Governments may incur expenses such as legal review, consultant work, or staff time, to comply with or implement the provision.



Additional Context: Provides clarifying information, examples, or background details to help explain the purpose or effect of a section.



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Section 1 : Creation of First-Time Homebuyer Savings Program – New; Not Analyzed

[PA Link](#) (p. 1) | [OLR Summary](#) (p. 5)

Statutory Effective Date: January 1, 2026

Short Summary

Creation and use of first-time homebuyer savings accounts.



Section 2 : Creation of First-Time Homebuyer Savings Program – New; Not Analyzed

[PA Link](#) (p. 6) | [OLR Summary](#) (p. 5)

Statutory Effective Date: January 1, 2026

Short Summary

Defines use and tax benefits for first-time homebuyer savings program.



Section 3 : Creation of First-Time Homebuyer Savings Program – New; Not Analyzed

[PA Link](#) (p. 20) | [OLR Summary](#) (p. 5)

Statutory Effective Date: January 1, 2026

Short Summary

Discusses tax credits for first-time homebuyers' savings accounts.



Section 4 : Housing Growth Planning – New

[PA Link](#) (p. 21) | [OLR Summary](#) (p. 11)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Sections: §5, §6

Short Summary

Section 4 provides definitions that are used in §5 and §6 of the Act. Definitions include the following terms:

- Municipal housing growth plan
- Regional housing growth plan
- Affordable housing goal
- Affordable housing unit
- Developable land
- Dwelling unit
- Extremely low-income household
- Very low-income household
- Low-income household
- Median income
- Housing growth program
- Housing growth policies
- Municipality
- Planning region
- Regional council of governments
- Secretary

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



A municipality may review the terms for consistency with their zoning regulations or ordinances and decide to amend their regulations to include these terms as defined.



Section 5 : Housing Growth Planning – New

[PA Link](#) (p. 24) | [OLR Summary](#) (p. 11)

Statutory Effective Date: January 1, 2026

Action Deadline: OPM will issue guidelines for Municipal Housing Growth Plans by March 1, 2026.

Municipal Housing Growth Plans are required to be submitted to OPM by:

- **June 1, 2028:** Municipalities in the CRCOG, RiverCOG, NHCOC, NECCOG, and SECOG planning regions.
- **After June 1, 2028, but not later than June 1, 2029:** Municipalities in the SCRCOG, MetroCOG, NVCOG, and WestCOG planning regions.

Cross Reference Sections: §4, §6, §7, §14, §15, §17

Cross Reference Statutes: CGS [§ 8-2b](#)

Short Summary

This section outlines the requirements for a Municipal Housing Growth Plan (MHGP). A MHGP must be adopted every 5 years unless a municipality opts into a Regional Housing Growth Plan (RHGP) (see §6).

Municipalities who fail to submit a MHGP will be ineligible for a §8-30g moratorium until such Plan is approved.

Municipal Actions

Required Considerations

Create a Municipal Housing Growth Plan or Opt-In to Regional Housing Growth Plans

- Municipalities must create and adopt a MHGP or participate in and adopt a Regional Housing Growth Plan (RHGP) by the initial deadline (see above) and every 5 years after.
- The decision to opt-in to the RHGP must be made within 30 days after the municipality's COG publishes the municipal Affordable Housing Goals.
 - If participating in the RHGP, the municipality must adopt the Plan via the local chief executive officer and the planning commission or planning and zoning commission.
- Municipalities that do not opt-in to the RHGP must adopt their own MHGP.
 - A municipality who does not elect to comply with the RHGP must provide a narrative to their respective COG that explains their Affordable Housing Goal.
- Section 7 outlines the requirements for municipalities who elect to participate in the RHGP.

Affordable Housing Goal

- A municipality must adopt an Affordable Housing Goal prior to the submission of a MHGP. The Affordable Housing Goal can be the same as the Affordable Housing Goal set by their respective COG (see §7).
- A municipality may adopt a different Affordable Housing Goal different than the goal established by their COG. If a municipality chooses to do so, they must provide a written explanation to the regional COG and specify the reasons for such difference.

Municipal Housing Growth Plan Required Considerations

A MHGP shall:

- Be consistent with the municipal Plan of Conservation and Development (POCD), regional POCD, and state Conservation & Development (C&D) Plan as well as any applicable plan adopted by the local water pollution control authority;
- To the extent practical, identify specific zones or parcels that may be developed to meet the Affordable Housing Goal through the process of Summary Review, together with the maximum allowed residential density for each (see §17 for Summary Review definition);
- Identify strategies the municipality has adopted or shall adopt to improve the accessibility of affordable housing for individuals with an intellectual disability or other developmental disabilities;
- Identify strategies the municipality has adopted or shall adopt to promote the development of diverse types of housing units;
- Inventory Developable Land (see §4);
- Explain how the Plan meets the requirements of § 8-2(b), including furthering the purposes of the federal Fair Housing Act;
- Identify projected infrastructure needs, including wastewater capacity, that would help the municipality meet their Affordable Housing Goal; and
- Provide an implementation schedule for the policies, strategies, and actions in the plan.

Adjusted Equalized Net Grand List per Capita (AENGLC) Communities

- The lowest 20 municipalities listed in the [Adjusted Equalized Net Grand List per Capita \(AENGLC\)](#) of the fiscal year immediately preceding due date of the plan must, instead of the above, prepare a Municipal Housing Growth Plan that:
 - Prioritizes rehabilitation and preservation of existing units;
 - Identifies policies to promote new units without displacement of residents;
 - Identifies infrastructure improvements to support existing residents; and
 - Identifies opportunities for development of new affordable housing units.

Review and Approval Requirements

Municipalities creating a MHGP must:

- Submit the Plan to their respective COG for review 90 days before submitting to OPM.
 - The COG will propose amendments in writing within 60 days.
 - Municipalities may accept or reject amendments but must provide written explanation to their COG why the municipality did not accept the amendment(s).
- Submit the Plan to OPM for approval by the deadline listed above.
 - OPM will act within 120 days of receipt.
 - If OPM fails to act, the MHGP will be reviewed by the Council on Housing Development (see §14).
 - A municipality will have 30 days to submit an amended plan if the plan is denied.
- File the adopted Plan with Town Clerk and post on the municipality's website.
- Adopt and implement the Housing Growth Policies in the Plan.

Annual Reporting Requirements

A MHGP shall:

- Municipalities who adopt a MHGP must submit annual progress reports to OPM. Progress reports will be used to demonstrate progress as a condition of award from the housing growth program (see §15).

Optional Considerations

- Municipalities may opt-in to the Regional Housing Growth Plan by notifying their COG within 30 days of receipt of their Recommended Affordable Housing Goal.
- Municipalities **not** in the lowest 20 municipalities listed in the adjusted equalized net grand lists per capita (see list above), may include the following additional considerations:
 - Prioritize rehabilitation and preservation of existing units;
 - Identify policies to promote new units without displacement of residents;
 - Identify infrastructure improvements to support existing residents; and
 - Identify opportunities for the development of new affordable housing units.



Applicable AENGLC
Municipalities* include:

- Plymouth
- Brooklyn
- Sterling
- Bristol
- Plainfield
- Torrington
- Ansonia
- Sprague
- Naugatuck
- New London
- Meriden
- West Haven
- New Haven
- Norwich
- East Hartford
- Bridgeport
- Waterbury
- Windham
- New Britain
- Hartford

*The 2027 AENGLC list is only applicable for municipalities who have to meet the 2028 HGP deadline.

- Municipalities may hold public informational meetings or public hearings.
 - If a municipality holds a public information meeting, they must post the MHGP on the municipality’s website.
 - If a municipality holds a public hearing, they must submit the MHGP on the municipality’s website at least 35 days prior to the public hearing.
- Municipalities may create the Housing Growth Plan as part of the POCD if the due dates coincide but must always submit their MHGP every 5 years.

Fiscal Considerations

- Progress on implementation will determine eligibility of award(s) from the Housing Growth Program (see §15).

COG Actions

Required Considerations

- COGs must review submitted MHGPs within 60 days of receipt
- OPM must consult with the COGs on developing guidelines. The guidelines are due by March 1, 2026.

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Section 6 : Housing Growth Planning – New

[PA Link](#) (p. 30) | [OLR Summary](#) (p. 11)

Statutory Effective Date: January 1, 2026

Action Deadline: OPM will issue guidelines for Municipal Housing Growth Plans by March 1, 2026 (see §5). Regional Housing Growth Plans are required to be submitted by OPM by:

- **June 1, 2028:** CRCOG, RiverCOG, NHCOG, NECCOG, and SECOG
- **After June 1, 2028, but not later than June 1, 2029:** SCRCOG, MetroCOG, NVCOG, and WestCOG

Cross Reference Sections: §4, §5, §7, §14, §15, §17

Cross Reference Statutes: CGS [§ 8-2b](#), [§4-66k](#)

Short Summary

This section requires each Council of Governments (COG) to develop a Regional Housing Growth Plan (RHGP) every 5 years, with initial deadlines per the above schedule.

The COGs must include the same required plan elements as the Municipal Housing Growth Plans (MHGP; see §5) **for each municipality** that has elected to opt-in.

In addition, the RHGP must include the Housing Growth Policies that each municipality has adopted or shall adopt to reduce regulatory barriers and to promote the development of housing.

Municipal Actions

Required Considerations

Annual Reporting Requirements

- Each municipality that has elected to comply with the requirements of such RHGP shall adopt and implement the Housing Growth Policies set forth in such Plan and submit an annual progress report to the Secretary of the Office of Policy and Management (OPM).

Optional Considerations

- N/A



The process for a municipality to opt-in to the Regional Housing Growth Plan is in §5. More detail about the opt-in process is expected in the future.

Fiscal Considerations

- Progress on implementation will determine eligibility of award(s) from the Housing Growth Program (see §15).

COG Actions

Required Considerations

Creation of a Regional Housing Growth Plan (RHGP)

- COGs shall develop and adopt a RHGP for its planning region in coordination with its member municipalities.

Regional Housing Growth Plan Required Considerations

The COG must include the following considerations for each municipality who has opted-in to the RHGP:

- Include the Housing Growth Policies that each municipality has adopted or shall adopt to reduce regulatory barriers and to promote the development of housing;
- Address consistency with the municipal Plan of Conservation and Development (POCD), regional Plan of Conservation and Development, and the state Conservation & Development (C&D) as well as any applicable plans adopted by a local water pollution control authority;
- To the extent practical, identify specific zones or parcels that may be developed to meet the Affordable Housing Goal through the process of Summary Review, together with the maximum allowed residential density for each (see §17 for Summary Review definition);
- Identify strategies the municipality has adopted or shall adopt to improve the accessibility of affordable housing for individuals with an intellectual disability or other developmental disabilities;
- Identify strategies has adopted or shall adopted to promote the development of diverse types of housing units;
- Inventory Developable Land (see §4);
- Explains how the Plan meets the requirements of §8-2(b) of the general statutes, including furthering the purposes of the federal Fair Housing Act;
- Identify projected infrastructure needs, including wastewater capacity, that would help the municipality meet their Affordable Housing Goal; and
- Provide an implementation schedule for the policies, strategies and actions in the Plan.

Review and Approval Requirements

COGs must:

- Submit the adopted Plan to OPM.
 - OPM will act within 120 days of receipt.
 - If OPM does not act within 120 days of receipt, a COG shall send their RHPG to the Council of Housing Development.
- Make amendments as necessary.

Optional Considerations

- COGs may hold public informational meetings or public hearings. If a COG holds public informational meetings or other activities to inform residents, they must post a copy of the draft Plan or amendment to the COG's website not less than 35 days prior to such meeting or activity.

Fiscal Considerations

- If a COG fails to submit a plan within the required timeframe, they will be ineligible for any funding provided pursuant to section CGS §4-66k, including Regional Services Grant funding, until such plan is submitted.



Section 7 : Regional Housing Needs and Recommended Municipal Goals – New

[PA Link](#) (p. 33) | [OLR Summary](#) (p. 22)

Statutory Effective Date: January 1, 2026

Action Deadline: COGs must submit housing needs assessments and allocations to OPM by June 1, 2027.

Cross Reference Sections: §4, §5, §6, §11

Cross Reference Statutes: CGS [§8-2](#), [§10-261a](#)

Short Summary

Section 7 provides definitions that are used in this section. Definitions include the following terms:

- Affordable housing goal
- Affordable housing unit
- Commission, Zoning Commission, or Zoning Authority
- Commissioner
- Dwelling unit
- Median income
- Multifamily housing
- Planning region
- Recommended affordable housing goal
- Secretary

This section requires the Secretary of the Office of Policy and Management (OPM) to establish housing growth targets for the state and for each COG to establish a regional housing needs program by December 1, 2026, and every 10 years after. The program includes an (i) evaluation of the need for housing over the ensuing 10-year period and (ii) determine housing growth targets for the state and each planning region.

This section also requires the COGs, based on the housing growth targets, to develop a regional housing needs assessment that establishes a Recommended Affordable Housing Goal for each municipality in the region, except the lowest 20 municipalities on the Adjusted Equalized Net Grand List per Capita (AENGLC) by June 1, 2027.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

Your COG may request municipal input when developing the methodology for the regional housing needs assessment.



COG Actions

Required Considerations

Regional Housing Needs Program – Evaluation of the Need for Housing

OPM, in consultation with the Commissioner of Housing (DOH), the Commissioner of Economic and Community Development (DECD), COGs, and state-wide organizations and individuals with expertise in housing, must evaluate the need for housing over the ensuing 10-year period. This need shall be based on multiple factors, including, but not limited to:

- Housing replacement needs;
- Availability of affordable and deeply affordable housing;
- Number of household formations;
- Population demographic changes; and
- Measures of housing cost burden.

The evaluation will inform the housing growth targets for the state and each planning region

Regional Needs Assessment and Recommended Affordable Housing Goal

COGs must develop a regional housing needs assessment that establishes a recommended affordable housing goal for each municipality in the planning region by June 1, 2027, except for the lowest 20 municipalities on the Adjusted Equalized Net Grand List per Capita (AENGLC) by June 1, 2027.

The regional housing needs assessment must use a methodology that:

- Is designed with due consideration for the for the duty of the state and the municipality to affirmatively further fair housing pursuant to §8-2;
- Relies on appropriate regional metrics of need to ensure adequate housing options, including, but not limited to:
 - Number of households at or below 30% of area median income with housing costs at or above 50% of income,
 - Overcrowding and other cost-burden indicators, using Comprehensive Housing Affordability Strategy (CHAS) data or a similar source.



CGS § 8-39a defines **Affordable Housing** as, “housing for which persons and families pay 30% or less of their annual income.”

Affordable Housing programs are often restricted to households earning less than or equal to 80% of the area median income.

Deeply Affordable Housing refers to housing for persons and families earning less than 30% of the area median income.

- Uses appropriate factors for fairly allocating need among municipalities, including but not limited to:
 - Including the proximity of housing to any current or planned public transportation project, any commercial or industrial zones in which significant employment opportunities exist, as identified by the COG, or any downtown area (see §11),
 - Availability of developable land (see §4); and
 - Share of multifamily housing stock.
- Applies adjustments such that the recommended affordable housing goal for a municipality increases, relative to other municipalities in the same planning region, if such municipality has a:
 - Higher equalized net grand list per capita, calculated in accordance with §10-261a
 - Higher median income;
 - Lower percentage of its population below the federal poverty threshold; or
 - Lower percentage of its population living in multifamily housing.
- No Recommended Affordable Housing Goal shall exceed 20% of occupied dwelling units in such municipality.

Review and Approval of Regional Housing Needs Assessment and Recommended Affordable Housing Goals

- COGs shall submit their regional housing needs assessment and Recommended Affordable Housing Goals to OPM for action.
- COGs shall publish the Affordable Housing Goal for each municipality on the COG website, including the publication of the input assumptions and data sources.
- COGs shall provide notice of such published goal to each such municipality.

Developable Land State-Wide Data Tools

- OPM, in consultation and coordination with the COGs, shall develop state-wide data tools for municipalities to use to compile an inventory of Developable Land (see §4).

Optional Considerations

- N/A



Fiscal Considerations

- N/A



Section 8 : Different Moratorium Threshold After Adopting Priority Housing Development Zone – New

[PA Link](#) (p. 37) | [OLR Summary](#) (p. 25)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Sections: §9, §10, §41

Cross Reference Statutes: [CGS §7-131d\(b\)](#); [Chapter 124](#); [§47a-1\(c\)](#)

Short Summary

Section 8 provides definitions that are used in §9, §10, §41 of the Act. Definitions include the following terms:

- Approved priority housing development zone
- Developable land
- Dwelling unit
- Eligible location
- Historic district
- Priority housing development zone
- Letter of eligibility
- Multifamily housing
- Open space
- Commissioner
- Townhouse housing
- Zoning commission

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

A municipality that creates a Priority Housing Development Zone should consider updating their regulations to conform with these changes.



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A



Fiscal Considerations

- N/A



Section 9 : Different Moratorium Threshold After Adopting Priority Housing Development Zone – New

[PA Link](#) (p. 38) | [OLR Summary](#) (p. 25)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Sections: §7, §8, §10, §41

Cross Reference Statutes: [CGS §8-2](#)

Short Summary

This section outlines the process for a municipality to voluntarily establish a Priority Housing Development Zone (PHDZ) that allows for multifamily housing as of right. A municipality is not required to establish a PHDZ; however, creating a PHDZ establishes a new pathway to earning additional Housing Unit Equivalent (HUE) points (see §41). HUE points are used to determine a municipality’s eligibility for a CGS Sec. 8-30g moratorium.. A municipality that creates a PHDZ will have to follow the requirements of this section.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

If a municipality chooses to create a PHDZ, it must comply with the following requirements:

- Be consistent with the state Conservation & Development (C&D) Plan;
- Be located in an Eligible Location (see §8);
- Permit Multifamily Housing (3 or more units; see §8) as of right;
- Allow the following minimum density, subject only to site plan or subdivision procedure:
 - 4 units/acre of single-family detached,
 - 6 units/acre of duplex or townhouse, and
 - 10 units/acre of multifamily.
- Be at least 10% of the total developable land in the municipality (see § 4);
- Satisfy the provisions set forth in CGS § 8-2, including subsection (b)(4)-(6); and



Municipalities who are considering implementing a Priority Housing Development Zone may want to do so after the State develops the necessary geospatial information regarding developable land after the data has been established (estimated timeline: July 1, 2026; see §7).

- Be submitted to and approved by the State of Connecticut Department of Housing (DOH).
 - Approval will be conditioned on whether the regulations establishing the zone are likely to substantially increase the production of new dwelling units necessary to meet housing need in the zone, how the municipality addresses the provisions in CGS §8-2(b)(4)-(6), and consistency with the MHGP or RHGP, whichever is applicable.

Municipalities that choose to create a PHDZ may:

- Create one or more subzones within it, so long as they comply with the PHDZ requirements above;
- Modify, waive or eliminate dimensional standards to allow for desired densities and other applicable requirements in the priority zone;
- Allow for a mix of businesses, commercial, and other non-residential uses within a single zone or for the separation of these uses into subzones; and
- Overlay PHDZ over an existing or new historic district, however DOH must be notified of such change within 7 days for new historic districts.

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

CGS §8-2(b)(4)-(6) states the following:

(4) Provide for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a;

(5) Promote housing choice and economic diversity in housing, including housing for both low and moderate income households;

(6) Expressly allow the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26;





Section 10 : Different Moratorium Threshold After Adopting Priority Housing Development Zone – New

[PA Link](#) (p. 41) | [OLR Summary](#) (p. 25)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Sections: §7, §8, §9

Short Summary

This section outlines the process for approval of a Priority Housing Development Zone (PHDZ). It empowers the Commissioner of Housing (Commissioner) to rescind a letter of eligibility approving a PHDZ at their discretion.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- Municipalities that have created a PHDZ may request a preliminary letter of eligibility from the Commissioner by submitting proposed zoning regulations that would establish a compliant PHDZ (see §9).
- Municipalities that have created a PHDZ may request a final letter of eligibility from the Commissioner upon adoption of a compliant PHDZ.
 - The Commissioner has 90 days to review the request and may issue a final letter of eligibility when a municipality has implemented the proposed modifications to the zoning regulations.
 - The Commissioner can rescind a final letter of eligibility due to lack of progress towards construction of units one year after the final letter of eligibility is received by the municipality. This determination is discretionary and based on state and local market conditions, a lack of building permits, or other indications of progress toward residential construction.
- If a municipality modifies a PHDZ regulation or creates a historic district within or overlapping PHDZ(s), the municipality must notify the Commissioner of Housing within seven (7) days. The Commissioner may deny or rescind a letter of eligibility if the modifications are found not to comply with the PHDZ requirements (see §8 - 9).



Municipalities who are considering implementing a Priority Housing Development Zone may want to do so after the State develops the necessary geospatial information regarding developable land.

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

If a letter of eligibility is rescinded, any current certificate of affordable housing completion awarded to the municipality pursuant to §8-30g(1)(4)(B), as amended by this act (see §41), will also be rescinded.





Section 11 : Zoning for Transit-Oriented Development – New

[PA Link](#) (p. 42) | [OLR Summary](#) (p. 32)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Sections: §14, §15, §19, §20, §46, §47

Cross Reference Statutes: CGS [§8-30g](#), [§22a-38](#), [§7-148](#), [§47-42a](#), [§22a-93](#), [§25-68o](#), [§49-31k](#), [§22a-20a](#)

Short Summary

Subsection (a) of Section 11 defines terms used in this section. Definitions include the following terms:

- Downtown area
- Housing growth program
- Transit community middle housing development
- Municipality
- Perfect six
- Qualifying bus transit community
- Qualifying rapid transit community
- Qualifying transit-oriented community
- Rapid transit station
- Regular bus service station
- Secretary
- Transit-oriented district
- Zoning commission

This section allows municipalities with or adjacent to communities with qualifying bus or rapid transit stations to become eligible for various incentives by establishing a transit-oriented district and qualifying as a transit-oriented community. To become a Qualifying Transit-Oriented Community, the Transit-Oriented District must be of reasonable size and meet specific zoning requirements.

Nothing in this section shall be construed to require that a municipality that has adopted a Transit-Oriented District be determined to be a Qualifying Transit-Oriented Community or authorize the Secretary of the Office of Policy and Management (OPM) to deem that a municipality has a qualifying Transit-Oriented Community without the approval of such municipality.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

A municipality may become a Qualifying Transit-Oriented Community by complying with the following:

Eligibility for a Transit-Oriented Community

Transit and Location Considerations

Municipalities may become a Qualified Transit-Oriented Community in one of three ways:

1. Qualifying Bus Transit Community

- i. Has a regular bus service station operating not less than five days a week, and
- ii. Establishes a Transit-Oriented District (see below), and either:
 - » Include land of such municipality located within ½ mile radius of any such station, or
 - » Is located within a reasonable distance of any other transit service, a commercial corridor, or the downtown area of such municipality.

2. Qualifying Rapid Transit Community

- i. Has a rapid transit station or a planned rapid transit station (bus or rail), and
- ii. Establishes a Transit-Oriented District (see below), and either:
 - » Include land of such municipality located within ½ mile radius of any such station, or
 - » Is located within a reasonable distance of any other transit service, a commercial corridor, or the downtown area of such municipality.

3. Adjacent to #1 or #2 (Above)

- i. Borders a municipality that has one or more rapid transit stations or regular bus stations, and
- ii. Establishes a Transit-Oriented District (see below) in or adjacent to a downtown.

Transit-Oriented District Requirements

A Transit-Oriented District, hereinafter “district,” must be of reasonable size and shall allow for the following:

- As of right residential uses within the District:
 - Transit Community Middle Housing (2-9 units, see §11),
 - Developments of 10+ units if at least 30% meet the requirements of CGS §8-30g,
 - 100% affordable housing development of any density on land owned by a municipality, housing authority, non-profit owned, or religious organization deed restricted for 40 years for households earning 60% of the state or the area median income (whichever is less) so that rent or mortgage payments do not cost more than 30% of the household’s annual income, and
 - The conversion of any residential or commercial property into one of the preceding types of developments.
- Review by the Inland Wetlands Agency if required, regardless of whether a development is otherwise allowed as of right, and
- Require any development of 10+ units that doesn’t qualify for as of right review be subject to a 40-year deed restriction to maintain affordability for households earning 60% of the state or the area median income (whichever is less).

- The total set-aside is either 5% or 10% based on the sales market typologies as described in the most recent [CHFA Housing Needs Assessment](#).
- Substantially comply with the guidelines to be developed by the secretary of OPM

A municipality may require ground floor commercial in a multistory residential development of 10+ units, unless it is a development by a religious organization.

Exemption

- A municipality can seek an exemption to become a Qualified Transit-Oriented Community without substantially complying with this section through a manner prescribed by OPM.

Fiscal Considerations

- A municipality who has become a Qualified Transit-Oriented Community or established a Transit-Oriented District on or before January 1, 2026, may qualify for:
 - Housing Growth Program funds,
 - Increased school construction reimbursement rate (see §46), and
 - Sewer improvement loans (see §47), if the municipality has a population of 50,000 or less.



A municipality may update their regulations to conform with these changes.



A municipality becomes eligible for additional funding through programs administered by OPM by implementing additional zoning criteria that go beyond the requirements of this section. Specific additional funding and programs are not identified.



COG Actions

Required Considerations

- N/A



Fiscal Considerations

- N/A

Optional Considerations

- N/A



Section 12 : Transit-Oriented Districts Qualifying as Housing Growth Zones

[PA Link](#) (p. 50) | [OLR Summary](#) (p. 39)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Sections: §11

Cross Reference Statutes: [CGS §8-169tt](#)

Short Summary

This section adds Transit-Oriented Districts established pursuant to §11 of this Act by a municipality to the definition of Housing Growth Zone for the purposes of the Connecticut Municipal Development Authority (CMDA).

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Section 13 : Zoning for Transit-Oriented Development

[PA Link](#) (p. 42) | [OLR Summary](#) (p. 32)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Sections: §11

Cross Reference Statutes: CGS [§8-2o](#)

Short Summary

This section amends § 8-2o (zoning regulations regarding accessory apartments, i.e. accessory dwelling units, or ADUs) to allow any property owner in a Transit-Oriented District, as defined in §11, to develop an accessory apartment on their property as of right. This applies regardless of whether the municipality has previously opted out of state accessory apartment regulations.

Municipal Actions

Required Considerations

- If a municipality designates a Transit-Oriented District as defined in §11, the municipality must allow any property owner in the district who has owned their property for 3+ years to develop an accessory apartment on that property as of right.

Optional Considerations

- A municipality may adopt structural architectural requirements in the zoning regulations for the Transit-Oriented District that an accessory apartment must comply with.

Fiscal Considerations

- N/A



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A



Fiscal Considerations

- N/A



Section 14 : Council on Housing Development – New; Not Analyzed

[PA Link](#) (p. 51) | [OLR Summary](#) (p. 19)

Statutory Effective Date: January 1, 2026

Short Summary

Establishes a Council of Housing Development to advise and assist the State Responsible Growth Coordinator. Among other tasks, the Council will review and evaluate current policies and funding programs, provide a forum to balance conservation and development, and develop guidelines.

Membership includes the Governor, various state agencies, majority and minority House and Senate, among others. The council shall be staffed by the Connecticut Municipal Development Authority (CMDA).

The Council also will review and make recommendations on discretionary grant programs, develop guidelines regarding the adoption and development of transit-oriented development in Qualifying Transit-Oriented Communities (see § 11), review applications for grants-in-aid under the housing growth program (see §15), and review Housing Growth Plans if OPM fails to act in 120 days (see §5).



Section 15 : Housing Growth Grant Program – New

[PA Link](#) (p. 53) | [OLR Summary](#) (p. 39)

Statutory Effective Date: January 1, 2026

Action Deadline: OPM shall establish and administer the Housing Growth Program by July 1, 2028.

Cross Reference Sections: §5, §6, §11, §14

Cross Reference Statutes: CGS [§47a-1](#); [§11-4a](#), [§ 8-169hh](#)

Short Summary

The Office of Policy and Management (OPM) will establish a Housing Growth Program to provide grants to municipalities meeting certain requirements to assist with infrastructure costs associated with development of new dwelling units.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- A municipality may be eligible for funding from this program if they are in compliance with the Housing Growth Plan requirements (see §5 or §6), have demonstrated steps to implement housing growth policies (see §5), and:
 - Have been determined to be a qualified Transit-Oriented Community (see §11); or
 - Have adopted a Development District through a memorandum of agreement with the Connecticut Municipal Development Authority (CMDA); or
 - Meet other eligibility requirements to be developed by OPM at a later date.



[CGS § 8-169hh](#) defines a CMDA Development District as, “the area determined by a memorandum of agreement between the authority and the chief executive officer of the member municipality, or the chief executive officers of the municipalities constituting a joint member entity, as applicable, where such development district is located, provided such area shall be considered a downtown or does not exceed a one-half-mile radius of a transit station.”

Fiscal Considerations

- Funding is intended for costs related to the construction, improvement, or expansion of public infrastructure associated with the development of new dwelling units. Infrastructure includes, but is not limited to water lines, sewer lines, roads, bicycle and pedestrian infrastructure and transit infrastructure associated with new dwelling units.
- Specific guidelines for expenditure will be developed by OPM with approval from the Council on Housing Development.
- Unexpended funds will be refunded to OPM.



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Section 16 : Summary Review of Certain Housing Developments

[PA Link](#) (p. 55) | [OLR Summary](#) (p. 41)

Statutory Effective Date: January 1, 2026

Action Deadline: July 1, 2026

Cross Reference Sections: §11, §17, §20

Cross Reference Statutes: CGS [§8-1a\(b\)\(7\)](#), [§8-30g](#)

Short Summary

This section requires that zoning regulations allow Transit Community Middle Housing Development (see §11) or Mixed-use Development on any lot that is zoned for commercial or Mixed-Use Development, subject only to Summary Review (see §17).

Municipal Actions

Required Considerations

- Municipalities must make any necessary zoning changes to allow for Transit Community Middle Housing Developments, subject only to Summary Review, on any lot that is zoned for commercial or Mixed-use Development by July 1, 2026.

Optional Considerations

- Municipalities may allow Transit Community Middle Housing Developments, subject only to Summary Review, on any parcel that allows for residential use.
- A municipality that adopts zoning regulations that allow for the development of a Transit Community Middle Housing Development on any lot that allows for residential uses shall be awarded 0.25 housing unit-equivalent (HUE) point upon the issuance of a certificate of occupancy pursuant to CGS § 8-30g.



[CGS § 8-1a\(7\)](#) defines Mixed-use Development as, “a development containing both residential and nonresidential uses in any single building.”



The interpretation of this section is ambiguous: the interpretation is dependent on if a reader focuses on the purpose of the zoning district/zone or the uses permitted in the zone the lot is within. Please consult with your municipal counsel for further guidance.

Fiscal Considerations

- N/A



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A



Fiscal Considerations

- N/A



Section 17 : Summary Review of Certain Housing Developments

[PA Link](#) (p. 56) | [OLR Summary](#) (p. 42)

Statutory Effective Date: January 1, 2026

Action Deadline: July 1, 2026

Cross Reference Sections: §5, §6, §16

Cross Reference Statutes: CGS [§ 8-1a\(3\)](#)

Short Summary

This section clarifies the definition of Summary Review to include examples of zoning requirements that may be considered under Summary Review.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- The definition of Summary Review was amended so that a zoning application that has to be reviewed under Summary Review may include, but is not limited to, regulation of setbacks, lot size and building frontage.



A municipality may update their regulations to conform with these changes.



The criteria for reviewing an application under Summary Review and As of Right are similar: both allow for a review to determine conformance with zoning and shall not require a public hearing (i.e., no discretionary permits or actions). Summary Review additionally allows for a determination regarding substantial impacts to public health and safety.

Fiscal Considerations

- N/A



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A



Fiscal Considerations

- N/A

CGS § 8-1a(3) defines As of Right as, “able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations.”





Section 18 : Minimum Parking Requirements / Zoning for Manufactured Homes

[PA Link](#) (p. 56) | [OLR Summary](#) (p. 43)

Statutory Effective Date: July 1, 2026

Action Deadline: July 1, 2026

Cross Reference Sections: §19

Cross Reference Statutes: CGS [§8-2](#)

Short Summary

This section amends CGS § 8-2 so that zoning regulations can no longer require a minimum number of off-street motor vehicle parking spaces for any residential development, except as provided for in § 19.

This section also removes reference to the 22-foot width threshold for mobile manufactured homes. Now, as long as a manufactured home is built to federal manufactured home construction and safety standards, municipalities cannot subject mobile manufactured homes to conditions and requirements that substantially differ from other residential uses.

Municipal Actions

Required Considerations

- Municipalities must update their zoning regulations to align parking requirements with §19 of this Act by July 1, 2026.
- Municipalities must update zoning regulations to remove any width-related thresholds for mobile manufactured homes consistent with this section by July 1, 2026.

Optional Considerations

- N/A

Fiscal Considerations

- N/A

A [mobile manufactured home](#) is a single-family house built to the federal Manufactured Home Construction and Safety Standards. Connecticut refers to this type of housing as “mobile manufactured homes,” whereas the rest of the country refers to this housing type as “manufactured homes.”





COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A



Fiscal Considerations

- N/A



Section 19 : Minimum Parking Requirements – New

[PA Link](#) (p. 59) | [OLR Summary](#) (p. 44)

Statutory Effective Date: July 1, 2026

Action Deadline: N/A

Cross Reference Sections: §18

Cross Reference Statutes: CGS [§8-2](#), §8-1c(b)

Short Summary

This section prohibits municipalities from rejecting an application solely for failing to conform with any requirement for off-street parking spaces for any residential development with limited exceptions, discussed below.

Additionally, this section outlines the two circumstances where municipalities may regulate minimum off-street parking requirements.

Municipal Actions

Required Considerations

- Municipalities must not reject an application for residential development solely based on failure to meet off-street parking requirements unless the lack of parking will have a “specific adverse impact” on public health and safety which cannot be mitigated through approval conditions that have no substantial impact on the viability of such development.



In other words...

Section 18 modifies §8-2 to prohibit municipalities from requiring a minimum number of off-street parking for residential developments.

Section 19 provides two exceptions where municipalities may regulate minimum off-street residential parking requirements: (i) residential developments of 17+ units; and (ii) residential parking within Conservation and Traffic Mitigation Districts.

This section also outlines the criteria necessary to reject an application for failing to meet the parking requirements.

Optional Considerations

The two exceptions for regulating off-street residential parking requirements are:

17+ Units

- A municipality may require parking minimums for residential development of over 16 units but must allow developers to submit a parking needs assessment.
 - A parking needs assessment must include an analysis of the following:
 - » Available existing public and private parking,
 - » Public transportation options,
 - » Projected future needs for off-street parking, and
 - » Any relevant local traffic, parking, or safety studies.
 - If a parking needs assessment is submitted by the developer, the municipality must condition the approval on the lesser of:
 - » The amount recommended by the parking needs assessment, or
 - » One off-street parking space for every studio / one-bedroom unit, and two off-street parking spaces for every two or more-bedroom unit.

Conservation and Traffic Mitigation Districts

- A municipality may establish up to two Conservation and Traffic Mitigation Districts, which can require parking minimums for any residential development, including those under 16 units.
 - Conservation and traffic mitigation districts are subject to the following:
 - » Districts may be contiguous
 - » Each district may not be larger than 4% of the municipality's land area
 - » The municipality must submit the property description of the district(s) to the OPM Secretary
 - If a municipality establishes a Conservation and Traffic Mitigation District, municipalities must allow developers to submit a parking needs assessment (see above).
 - If a parking needs assessment is submitted by the developer, the municipality must condition the approval on the lesser of:
 - » The amount recommended by the parking needs assessment, or
 - » One off-street parking space for every studio / one-bedroom unit, and two off-street parking spaces for every two or more-bedroom unit.

Fiscal Considerations

- The parking needs assessment is paid for by the developer.



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A



Fiscal Considerations

- N/A

In §19(d) regarding conservation and traffic mitigation districts, the Act references residential developments that are “fewer than 16 units”. This is consistent with the language in §21 for fee in lieu of parking, which references residential developments of “16 or more” units.

We believe there is a drafting error because §19(b) allows for minimum parking requirements for residential developments that are “more than 16 units.” The Act as written does not clarify how to regulate parking for residential developments of exactly 16 units.

Please consult with your municipal counsel on how to best proceed until the language is clarified.



CGS § 8-1c(b) allows municipalities to adopt regulations to require any person applying to a zoning commission or combined planning and zoning commission to pay the cost of reasonable fees associated with any necessary technical third-party review of such application for the benefit of such commission or board.

Municipalities may consider adopting regulations under this section if they have not done so already to defer the cost of expert review to an applicant.





Section 20 : Requirements for Municipalities that Exercise Zoning Authority Under a Special Act – New

[PA Link](#) (p. 61) | [OLR Summary](#) (p. 45)

Statutory Effective Date: July 1, 2026

Action Deadline: July 1, 2026

Cross Reference Sections: §16, §18, §19, §49

Short Summary

Municipalities who zone through a special act shall comply with the provisions of §16 (allow for a transit community middle housing developments), §18-19 (elimination of parking minimums, creation of parking assessments and parking districts), and §49 (parking language repealer) as amended by this act.

Municipal Actions

Required Considerations

- Municipalities who zone through a special act must update zoning regulations to comply with this section by July 1, 2026.

Optional Considerations

- Municipalities may allow transit community middle housing on residentially zoned lots subject to summary review (see §16).

Fiscal Considerations

- N/A



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A



Fiscal Considerations

- N/A



Section 21 : Fees in Lieu of Parking

[PA Link](#) (p. 61) | [OLR Summary](#) (p. 46)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Statutes: CGS [§8-2c](#)

Short Summary

This section limits the situations in which a municipality may allow for fee in lieu of parking.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- A municipality may only allow a developer to pay a parking fee in lieu of providing required parking spaces for any commercial development or residential/mixed-use developments of 16 or more dwelling units.

Fiscal Considerations

- N/A



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



A municipality may update their regulations to conform with these changes.



Section 22 : Zoning for Transit-Oriented Development

[PA Link](#) (p. 62) | [OLR Summary](#) (p. 36)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Statutes: CGS §8-2o(f)

Short Summary

This section creates minor text changes to subsection (f) of Section 8-2o of the statutes (re municipal opting-out of ADU provisions).

The ability to opt out under this section expired January 1, 2023.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Section 23 : DOH Portable Shower and Laundry Facilities Pilot Program – New; Not Analyzed

[PA Link](#) (p. 63) | [OLR Summary](#) (p. 47)

Statutory Effective Date: from passage, effective immediately

Short Summary

Requirement of the Department of Housing (DOH) to provide portable showers and laundry trucks for people experiencing homelessness in at least 3 municipalities as part of a pilot program.



Section 24 : Protest Petitions

[PA Link](#) (p. 63) | [OLR Summary](#) (p. 47)

Statutory Effective Date: January 1, 2026

Action Deadline: January 1, 2026

Cross Reference Statutes: CGS [§8-3b](#)

Short Summary

This section increases the threshold requirements for zoning protest petitions.

Municipal Actions

Required Considerations

- A municipality must accept a protest petition regarding an application for a zoning regulation or a zoning boundary/district change if the petition is filed at or before a hearing of the zoning commission and is signed by:
 - Owners of 50% or more of the land area of the proposed change (increased from 20%),
 - Owners of 50% or more of lots included in such area (new), or
 - Owners of 50% or more of lots within 500 feet included in the change (increased from 20%).

Optional Considerations

- N/A

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



A municipality may update their regulations to conform with these changes.



Section 25 : OPM Grant Program for COGs – New

[PA Link](#) (p. 64) | [OLR Summary](#) (p. 48)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Short Summary

This section allows the Secretary of the Office of Policy and Management (OPM) to establish a program to provide grants within available appropriations to COGs for the purpose of developing projects related to public transit, bicycle, or pedestrian infrastructure.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- COGs may apply for this program once open.

Fiscal Considerations

- N/A



Share Potential project ideas with your Council of Governments.



Section 26 : Hostile Architecture – New

[PA Link](#) (p. 64) | [OLR Summary](#) (p. 48)

Statutory Effective Date: January 1, 2026

Action Deadline: January 1, 2026

Short Summary

This section prohibits municipalities from installing or constructing hostile architecture in or on any municipally owned publicly accessible building or real property.

Hostile Architecture is defined as, “any building or structure that is designed or intended primarily for the purpose of preventing a person experiencing homelessness from sitting or lying in the building or on the structure at street level.” Hostile Architecture does not include design elements intended to prevent individuals from skateboarding or rollerblading or to prevent vehicles from entering certain areas.

This section requires municipalities to review an alleged violation of hostile architecture upon receipt of an alleged violation.

Municipal Actions

Required Considerations

- No municipality shall install or construct hostile architecture as defined above in or on any publicly accessible building or real property owned by the municipality.
- If a municipality receives written notice from any person alleging that a building or structure violates the provisions of this section, a municipality shall investigate such alleged violation.
- If a municipality determines that such building or structure is in violation of this section because of the presence of hostile architecture, the municipality shall remove such building or structure not later than 90 days after making such determination.

Optional Considerations

- N/A



Municipalities may consider codifying hostile architecture restrictions into their municipal regulations.

Fiscal Considerations

- If a municipality determines that a building or structure is in violation of this section, they may incur costs to remove non-compliant elements.



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Section 27 : DOH Middle Housing Development Grant Program

[PA Link](#) (p. 65) | [OLR Summary](#) (p. 49)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Statutes: CGS [§8-1a](#), [§8-39](#), [§7-148](#)

Short Summary

This section requires the Commissioner of Housing to create and administer a middle housing development program within available bond authorizations.

Middle Housing is defined for this program in CGS §8-1a.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- A municipal housing authority may apply for this program if the municipality has a population of 50,000 or less as determined by the most recent decennial census.

Fiscal Considerations

- N/A



COG Actions

Required Considerations

- NA

Optional Considerations

- N/A

Fiscal Considerations

- N/A

Municipalities with a Population of 50,000 or less as of the 2020 Decennial Census

- Andover
- Ansonia
- Ashford
- Avon
- Barkhamsted
- Beacon Falls
- Berlin
- Bethany
- Bethel
- Bethlehem
- Bloomfield
- Bolton
- Bozrah
- Branford
- Bridgewater
- Brookfield
- Brooklyn
- Burlington
- Canaan
- Canterbury
- Canton
- Chaplin
- Cheshire
- Chester
- Clinton
- Colchester
- Colebrook
- Columbia
- Cornwall
- Coventry
- Cromwell
- Darien
- Deep River
- Derby
- Durham
- East Granby
- East Haddam
- East Hampton
- East Haven
- East Lyme
- East Windsor
- Eastford
- Easton
- Ellington
- Enfield
- Essex
- Farmington
- Franklin
- Glastonbury
- Goshen
- Granby
- Griswold
- Groton
- Guilford
- Haddam
- Hampton
- Hartland
- Harwinton
- Hebron
- Kent
- Killingly
- Killingworth
- Lebanon
- Ledyard
- Lisbon
- Litchfield
- Lyme
- Madison
- Mansfield
- Marlborough
- Middlebury
- Middlefield
- Middletown
- Monroe
- Montville
- Morris
- Naugatuck
- New Canaan
- New Fairfield
- New Hartford
- New London
- New Milford
- Newington
- Newtown
- Norfolk
- North Branford
- North Canaan
- North Haven
- North Stonington
- Norwich
- Old Lyme
- Old Saybrook
- Orange
- Oxford
- Plainfield
- Plainville
- Plymouth
- Pomfret
- Portland
- Preston
- Prospect
- Putnam
- Redding
- Ridgefield
- Rocky Hill
- Roxbury
- Salem
- Salisbury
- Scotland
- Seymour
- Sharon
- Shelton
- Sherman
- Simsbury
- Somers
- South Windsor
- Southbury
- Southington
- Sprague
- Stafford
- Sterling
- Stonington
- Suffield
- Thomaston
- Thompson
- Tolland
- Torrington
- Trumbull
- Union
- Vernon
- Voluntown
- Wallingford
- Warren
- Washington
- Waterford
- Watertown
- Westbrook
- Weston
- Westport
- Wethersfield
- Willington
- Wilton
- Winchester
- Windham
- Windsor
- Windsor Locks
- Wolcott
- Woodbridge
- Woodbury
- Woodstock



Section 28 : Direct Rental Assistance Programs – New; Not Analyzed

[PA Link](#) (p. 65) | [OLR Summary](#) (p. 50)

Statutory Effective Date: January 1, 2026

Short Summary

Non-profits (generally housing authorities or other non-profits) may be eligible for funding to administer short-term direct rental assistance programs.



Section 29 : Open Choice Voucher Pilot Program – New; Not Analyzed

[PA Link](#) (p. 70) | [OLR Summary](#) (p. 53)

Statutory Effective Date: January 1, 2026

Short Summary

Re-establishment of the open choice voucher pilot program by June 15, 2026. The program will be available to qualifying families in the open choice school program in any district rather than in just Hartford as the original program required.



Section 30 : Regional Services Grant to COGs

[PA Link](#) (p. 71) | [OLR Summary](#) (p. 54)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Statutes: CGS [§4-66k](#)

Short Summary

This section amends CGS §4-66k to change the process by which State regional planning funds are allocated to Councils of Governments, such that each COG receives an additional \$400,000 beyond their base and population-based allocations.

Half of this amount must be used to fund COG positions, technical support, and legal services for the planning and development of housing within the region. The other half must be used for funding either a regional stormwater management and flood mitigation coordinator position or a regional municipal solid waste and recycling coordinator position, and any associated costs.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- COGs must use \$200,000 of this funding for the planning and development of housing, including staffing.
- COGs must use \$200,000 of this funding to establish regional coordinator positions for stormwater management and flood mitigation or municipal solid waste and recycling and cover any associated costs.

Optional Considerations

- N/A

Fiscal Considerations

- Starting in Fiscal Year 2026, COGs will receive an additional \$400,000 of state funding annually. This funding amount may be prorated for the current fiscal year only.



Section 31 : Relief Available in Public Accommodation in Public Discrimination Cases – Not Analyzed

[PA Link](#) (p. 74) | [OLR Summary](#) (p. 55)

Statutory Effective Date: January 1, 2026

Cross Reference Statutes: CGS [§46a-64](#), [§46a-64c](#), [§46a-81d](#), [§46a-81e](#)

Short Summary

The Attorney General may seek judicial relief against a person for a pattern of violations of certain discrimination under specific sections of the law (i.e., §§ 46a-64, 46a-64c, 46a-81d, and 46a-81e).



Section 32 : Use of Revenue Management Devices – New; Not Analyzed

[PA Link](#) (p. 75) | [OLR Summary](#) (p. 57)

Statutory Effective Date: January 1, 2026

Short Summary

Bans the use of revenue management devices (i.e., rental rate software that use nonpublic data) for setting rental rates or occupancy levels for residential dwelling units.



Section 33 : State-wide Wastewater Capacity Study – New

[PA Link](#) (p. 76) | [OLR Summary](#) (p. 58)

Statutory Effective Date: upon passage

Action Deadline: OPM shall submit a report no later than July 1, 2026, regarding a state-wide wastewater capacity study.

Cross Reference Sections: §14

Cross Reference Statutes: CGS [§11-4a](#)

Short Summary

This section requires the Office of Policy and Management (OPM) to coordinate with the Council on Housing Development and the Commissioner of the Department of Energy and Environmental Protection to conduct a state-wide wastewater capacity study by July 1, 2026.

The study shall evaluate the capacity, flows, physical conditions, regulatory compliance, and vulnerability to natural hazards of publicly and privately owned wastewater infrastructure. The study shall identify underserved areas, existing wastewater capacity limitations, and areas with excess capacity. The study will make recommendations for efficient investments in wastewater infrastructure to support housing and economic development while protecting public and environmental health.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

The study may support municipalities with their wastewater planning requirements (e.g., Housing Growth Plans, POCDs, CEDS, etc.) and development goals.





Section 34 : Affordable Housing Program for Construction Industry Employment – New; Not Analyzed

[PA Link](#) (p. 76) | [OLR Summary](#) (p. 58)

Statutory Effective Date: January 1, 2026

Action Deadline: Applicants can apply for this program on or after July 1, 2026.

Short Summary

Department of Housing will create and administer a program to fund affordable housing projects that create jobs in the construction industry by July 1, 2026.



Section 35 : Municipalities that must have a Fair Rent Commission

[PA Link](#) (p. 77) | [OLR Summary](#) (p. 60)

Statutory Effective Date: January 1, 2026

Action Deadline: January 1, 2028

Cross Reference Statutes: CGS [§7-148b](#)

Short Summary

This section amends CGS §7-148b regarding fair rent commissions (FRCs) by lowering the current population threshold to 15,000 from 25,000 for the mandatory establishment of a FRC, and expanding the options available to municipalities to establish and/or participate in a FRC. This section newly empowers councils of governments to establish regional Fair Rent Commissions.

Municipal Actions

Required Considerations

- Municipalities with a population of at least 15,000, as determined by the most recent decennial census, must, by January 1, 2028, have a FRC. If your municipality does not have a FRC and is required to do so, compliance can be achieved through joining or creating:
 - A municipal Fair Rent Commission,
 - A joint Fair Rent Commission, comprised of two or more contiguous municipalities by adopting concurrent ordinances by each legislative body, or
 - A regional Fair Rent Commission, established by the applicable council of governments by adopting an ordinance through the municipality’s legislative body.



Municipalities newly required to create a Fair Rent Commission:

- Ansonia
- Avon
- Berlin
- Bethel
- Bloomfield
- Brookfield
- Colchester
- Darien
- East Lyme
- Ellington
- Guilford
- Killingly
- Ledyard
- Madison
- Monroe
- Montville
- New Canan
- North Haven
- Plainville
- Rocky Hill
- Seymour
- Simsbury
- Southbury
- Stonington
- Suffield
- Waterford
- Watertown
- Wilton
- Windham
- Wolcott

Population data retrieved from [CT Data Collaborative 2020 Demographics and Housing Explorer](#).

This information is provided as a courtesy; municipalities are encouraged to verify their population thresholds

Optional Considerations

- N/A



Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- This section empowers councils of governments to establish regional fair rent commissions.
 - Matters pending before a regional fair rent commission shall be conducted in a hybrid manner upon request.
- Regional fair rent commissions shall not be liable for damages under certain considerations as provided for in the Act.

Fiscal Considerations

- N/A



Participating in a joint or regional Fair Rent Commission may prove a more cost-effective option. Please reach out to your council of governments if you are interested in pursuing either option.



Section 36 : CHFA Smart Rate Pilot Interest Rate Reduction Program – New; Not Analyzed

[PA Link](#) (p. 80) | [OLR Summary](#) (p. 62)

Statutory Effective Date: January 1, 2026

Short Summary

Connecticut Housing Finance Authority (CHFA) to expand the Smart Rate Pilot Interest Rate Reduction Program to include more borrowers.



Section 37 : Online Rental Payment Systems and Evictions – Not Analyzed

[PA Link](#) (p. 80) | [OLR Summary](#) (p. 62)

Statutory Effective Date: January 1, 2026

Short Summary

Prevents landlords from starting the eviction process on a tenant for non-payment of rent if their online rental payment system is not working.



Section 38 : Online Rental Payment Systems and Evictions – Not Analyzed

[PA Link](#) (p. 82) | [OLR Summary](#) (p. 62)

Statutory Effective Date: January 1, 2026

Short Summary

Extends the grace period for non-payment of rent by an additional 5 days if the landlord’s online rent payment system prevented the payment of rent.



Section 39 : Online Rental Payment Systems and Evictions – Not Analyzed

[PA Link](#) (p. 82) | [OLR Summary](#) (p. 62)

Statutory Effective Date: January 1, 2026

Short Summary

Adds language about non-payment grace periods now being either 9 days (in the case of a weekly rental) or 14 days (in the case of a monthly rental), if the non-payment happens because the landlord’s online rental payment system prevented the payment of rent.



Section 40 : Elevator Inspections – Not Analyzed

PA Link (p. 85) | [OLR Summary](#) (p. 63)

Statutory Effective Date: January 1, 2026

Short Summary

Elevators at privately owned multifamily housing projects, as defined by section 29-453a of the general statutes, must now be inspected once every twelve months, and inspections reports must be submitted to the state building inspector.

A Privately Owned Multifamily Housing Project means real property that (1) consists of, or encompasses, a building not less than fifteen stories in height that contains dwelling units whose occupancy is restricted by age, and (2) is subject, in whole or in part, to a mortgage insured under the National Housing Act, 12 USC 1701 et seq.



Section 41 : Bonus Moratorium Points for Projects with a Neighboring Town’s Housing Authority – New

[PA Link](#) (p. 85) | [OLR Summary](#) (p. 63)

Statutory Effective Date: Upon passage

Action Deadline: There are a variety of new incentives created regarding housing unit-equivalent (HUE) point system under CGS §8-30g. Please see the relevant sections listed below for more information.

Cross Reference Sections: §4, §5, §6, §9, §10, §11

Cross Reference Statutes: [CGS §8-30g](#), [§8-30g\(a\)](#), [§8-30g\(1\)\(6\)](#), [§8-40](#)

Short Summary

Section 41 modifies CGS § 8-30g to establish new pathways for municipalities to be awarded additional housing unit-equivalent (HUE) points.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- Municipalities may pursue a CGS § 8-30g moratorium through the following pathways to earn housing unit-equivalent points:

General Requirements

I. Municipalities with 20,000 or more Housing Units who have previously qualified for a CGS §8-30g Moratorium (New Changes)

A municipality with 20,000 or more housing units as reported in the most recent United States decennial census who has previously qualified for a CGS §8-30g moratorium may qualify for a moratorium if they have:

- Adopted a Municipal or Regional Housing Growth Plan (see §§4-6), **and**
- Completed Affordable Housing Developments (CGS §8-30g(a)) that have earned housing unit-equivalent (HUE) points equal to 1.5% of all dwelling units in the municipality as reported by the most recent United States decennial census.

II. Every Other Municipality

Municipalities who do not fit into the above category may qualify for a CGS §8-30g moratorium if they have::

- Completed Affordable Housing Developments (CGS §8-30g(a)) that have earned housing unit-equivalent (HUE) points equal to 2% of all dwelling units in the municipality as reported by the most recent United States decennial census, **or**
- Earned seventy-five (75) housing unit-equivalent (HUE) points.

New Processes to Earn HUE Points

A. Priority Housing Development Zones (see §§8-10)

If a municipality receives a final letter of eligibility for establishing a Priority Housing Development Zone under this Act and remains in compliance with all of the requirements for a final letter of eligibility, their CGS §8-30g moratorium threshold is reduced as follows:

I. Municipalities with 20,000 or more Housing Units who have previously qualified for a CGS §8-30g Moratorium (New)

- A municipality with 20,000 or more housing units as reported in the most recent United States decennial census who has previously qualified for a CGS §8-30g moratorium may qualify for a moratorium if they have:
 - Adopted a Municipal or Regional Housing Growth Plan (see §§4-6), **and**
 - Completed Affordable Housing Developments (CGS §8-30g(a)) that have earned housing unit-equivalent (HUE) points equal to 1.5% of all dwelling units in the municipality as reported by the most recent United States decennial census.

II. Every Other Municipality

- Municipalities who do not fit into the above category may qualify for a CGS §8-30g moratorium if they have:
 - Completed Affordable Housing Developments (CGS §8-30g(a)) that have earned housing unit-equivalent (HUE) points equal to 1.75% of all dwelling units in the municipality as reported by the most recent United States decennial census, **or**
 - Earned sixty-five (65) housing unit-equivalent (HUE) points.

B. Transit Community Middle Housing Developments

- Transit Community Middle Housing Developments (see § 11) developed pursuant to CGS § 8-2s(a)(2) shall be awarded 0.25 point each.

C. Development with Neighboring Housing Authorities

- Any unit as described in subparagraphs (A) to (G) of CGS § 8-30g(l)(6) developed in conjunction with a housing authority as defined in CGS § 8-40 of a neighboring municipality shall be awarded an additional 0.25 point each.

Fiscal Considerations

- N/A



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A



Fiscal Considerations

- N/A



Section 42 : Majority Leaders' Roundtable Study – New

[PA Link](#) (p. 91) | [OLR Summary](#) (p. 64)

Statutory Effective Date: Upon passage

Action Deadline: February 1, 2026

Cross Reference Statutes: CGS [§8-30g\(k\)](#)

Short Summary

This section states that the [Majority Leaders' Roundtable on Affordable Housing](#) has until February 1, 2026, to issue a report on the issues and the benefits of changing the CGS §8-30g exemption threshold.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Section 43 : DOH Affordable Housing Real Estate Investment Trust Pilot Program – New; Not Analyzed

[PA Link](#) (p. 91) | [OLR Summary](#) (p. 64)

Statutory Effective Date: January 1, 2026

Short Summary

Department of Housing (DOH) will fund and administer an Affordable Housing Real Estate Investment Trust pilot program to provide grants to housing authorities, CHFA, or non-profit entities to acquire dwelling units and implement affordable housing deed restrictions in municipalities with populations between 130,000 and 140,000.



Section 44 : Annual Housing Authority Reporting Requirements – Not Analyzed

[PA Link](#) (p. 92) | [OLR Summary](#) (p. 65)

Statutory Effective Date: January 1, 2026

Action Deadline: July 1, 2026

Short Summary

Adds additional reporting and notice requirements for housing authorities. Reports are due July 1, 2026, and annually thereafter on March 1.



Section 45 : Mobile Manufactured Home Park Fire Hydrant Reporting – New; Not Analyzed

[PA Link](#) (p. 93) | [OLR Summary](#) (p. 66)

Statutory Effective Date: January 1, 2026

Action Deadline: October 1, 2026

Short Summary

Mobile manufactured home park owners shall submit an annual report to the local Fire Marshal disclosing the water flow and capacity of hydrants in the park.

If the Fire Marshal finds that the hydrants are not in working order, they shall make a complaint to the Dept. of Consumer Protection and the Mobile Manufactured Home Advisory Council.



Section 46 – School Construction Grant Reimbursement Rate – Not Analyzed

[PA Link](#) (p. 93) | [OLR Summary](#) (p. 66)

Statutory Effective Date: January 1, 2026

Action Deadline: October 1, 2026

Short Summary

This section amends CGS §10-285a, the formula to calculate grants for school construction reimbursement rates, by replacing a provision that awarded points for being an “inclusive community” with a provision that awards an additional 5% points (not to exceed 100%) if the municipality meets one of the following conditions:

- Is in compliance with its Municipal Housing Growth Plan (MHGP) or a Regional Housing Growth Plan (RHGP), as applicable, and has demonstrated steps taken to implement its policies (see §5-§6), or
- Is a Qualifying Transit-Oriented Community (see §11), or
- Has adopted a development district through a memorandum of agreement with the Connecticut Municipal Development Authority (CMDA).



Section 47 : OPM Municipal Water Quality Project Loan Program – New

[PA Link](#) (p. 101) | [OLR Summary](#) (p. 68)

Statutory Effective Date: January 1, 2026

Action Deadline: OPM will establish and administer a loan program on or after July 1, 2028.

Cross Reference Sections: §4, §5, §6, §11

Cross Reference Statutes: CGS [§22a-475](#)

Short Summary

The Office of Policy and Management (OPM) will create and administer a loan program to fund eligible water quality projects for sewer collection and conveyance system improvements.

Municipalities with a population of 50,000 or less will be eligible to apply for these loans if they meet the criteria set out in this section.

Municipal Actions

Required Considerations

- N/A

Required Considerations

- A municipality may apply for a loan for an eligible water quality project under CGS §22a-475 if it has:
 - A population of 50,000 or less; and
 - Obtained a letter from OPM confirming that the project is consistent with the state's C&D Plan; a
 - Demonstrated that the project is designed and constructed in compliance with state and federal laws; and
 - Either (1) demonstrated that the municipality has taken steps to implement an approved housing growth plan (see §§4-6); or (2) is a qualifying transit-oriented community (see §11); or (3) has an adopted development district established through a memorandum of understanding with CMDA.

Fiscal Considerations

- OPM will administer the program to provide loans for sewer collection and conveyance system improvements (eligible projects under §22a-475) on or after July 1, 2028.
- Loans can cover up to 100% of the project cost, but not exceed it, and shall have a 20-year term at a 1.5% interest rate.



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Section 48 : DOH–Developed Housing Projects – Not Analyzed

[PA Link](#) (p. 102) | [OLR Summary](#) (p. 69)

Statutory Effective Date: January 1, 2026

Short Summary

Enables the Commissioner of the Department of Housing (DOH) to develop a housing project on state-owned land and can sell, lease, or manage such units under specific conditions.



Section 49 : DECD Greyfield Revitalization Program

[PA Link](#) (p. 104) | [OLR Summary](#) (p. 71)

Statutory Effective Date: from passage

Action Deadline: N/A

Cross Reference Statutes: [Public Act 25-174](#)

Short Summary

This section created a minor expansion of the Department of Economic and Community Development (DECD) Greyfield Revitalization Program to include municipalities who have adopted zoning regulations to allow for the conversion or partial conversion of any commercial building into a residential development per summary review shall be given priority funding. The requirement for the conversion to be by summary review was codified under Public Act 25-174.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- Municipalities may adopt or amend zoning regulations to comply with this section.

Fiscal Considerations

- A municipality would be given priority under the Greyfield Revitalization Program if they create compliant zoning regulations.



COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Section 50 : CMDA Member Municipalities

[PA Link](#) (p. 105) | [OLR Summary](#) (p. 71)

Statutory Effective Date: upon passage

Action Deadline: N/A

Cross Reference Statutes: [CGS §8-169hh\(10\)](#), [§8-169ll](#)

Short Summary

This section amends the definition of “joint member entity” in CGS §8-169hh to expand who can participate as a joint member entity in the Connecticut Municipal Development Authority (CMDA) to any community except for Hartford and East Hartford.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- Municipalities (other than Hartford or East Hartford) may partner with one or more municipalities to join CMDA.

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Section 51 : Housing Growth Planning

[PA Link](#) (p. 105) | [OLR Summary](#) (p. 11)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Sections: §4, §5, §6, §7

Cross Reference Statutes: CGS [§7-148rr\(c\)](#)

Short Summary

This section amends CGS §7-148rr(c) to eliminate reference to §8-30j, Affordable Housing Plans.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- Municipalities may remove references to §8-30j plans in various documents (e.g., POCD) during next update.

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- COGs may remove references to §8-30j plans in various documents (e.g., POCD) during next update.

Fiscal Considerations

- N/A



While CGS Sec. 8-30j has been repealed, municipalities have continued housing planning responsibilities under § 4-7 of this Act.



Section 52 : Amendment to CGS §8-30g to Remove Reference of §8-30j

[PA Link](#) (p. 105) | [OLR Summary](#) (p. 11)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Sections: §4, §5, §6, §7

Cross Reference Statutes: CGS [§8-30g\(a\)](#)

Short Summary

This section amends CGS §8-30g(a) to eliminate reference to §8-30j, Affordable Housing Plans.

Municipal Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



While CGS Sec. 8-30j has been repealed, municipalities have continued housing planning responsibilities under § 4-7 of this Act.



Section 53 : Repealer Section – New

[PA Link](#) (p. 107) | [OLR Summary](#) (p. 11)

Statutory Effective Date: January 1, 2026

Action Deadline: N/A

Cross Reference Statutes: CGS [§4-68ii](#), [§8-2p](#), [§8-30j](#), [§8-446a](#)

Short Summary

This section repeals CGS §§ 4-68ii (municipal fair share allocations), 8-2p (parking for accessory apartments), 8-30j (affordable housing plans) and 8-446a (Healthy Homes Fund).

Municipal Actions

Required Considerations

- Municipalities should review their zoning regulations to ensure compliance with the revisions as applicable.

Optional Considerations

- Review local plans and policies for reference to §8-30j. Determine if repealing said document is applicable.

Fiscal Considerations

- N/A

COG Actions

Required Considerations

- N/A

Optional Considerations

- N/A

Fiscal Considerations

- N/A



Methodology

This summary was developed through a coordinated, multi-stage process led by the CTCOG Housing Working Group, with participation from all nine Councils of Governments (COGs). The goal of this effort was to produce a clear, consistent, and practical resource that reflects a shared understanding of PA No. 25-1 across regions, while acknowledging areas where the underlying legislation remains open to interpretation. To accomplish this, the working group designed a structured methodology that emphasized cross-review and iterative refinement through the following steps:

1. Pairing COGs for Initial Review

Each COG, represented by one or two staff members, was paired with another COG. These pairs were assigned several sections of PA 25-1, organized by theme, to analyze and summarize. The focus of the initial review was to identify mandatory and optional considerations for municipalities and COGs as well as any fiscal considerations for compliance or non-compliance. The first round of review established a baseline understanding of each section.

2. Rotating Sections for Secondary Review

After the initial summaries were completed, the sections were rotated to a different pair of COGs. This second pair produced an independent summary, compared it to the original, and noted any discrepancies or differing interpretations. Rotating the reviewing COGs ensured that multiple perspectives were applied to every section and that potential ambiguities in the text were identified early.

3. Compiling and Formatting the Full Draft

Following the second review, all summaries were consolidated into a single document and formatted for consistency. The Executive Director and one primary staff person from each COG were invited to review the consolidated draft and provide comments. This broad review provided each COG with an opportunity to confirm that the document accurately reflected their understanding and raise any remaining questions or concerns.

4. Addressing Comments and Ensuring Consistency

A small subgroup reviewed and addressed all comments, resolved inconsistencies where possible, and refined the document. This group ensured that the final product reflected a coherent, consistent, and unified summary.

Throughout the process, COGs were encouraged to discuss differing interpretations and, where possible, converge on a shared understanding. When consensus could not be reached, the relevant provision was flagged as ambiguous and identified as an area requiring further clarification. This approach resulted in a summary that is both technically sound and transparent about the limitations of current understanding, making it a useful tool for municipalities and regional partners navigating the new legislation.