



50
Years

Legislative
Wrap-Up
June 18, 2025



State Budget

The legislature adopted a \$55.8 billion budget that boosts special education funding, increases Education Cost Sharing (ECS) funding by \$90 million, and holds towns harmless from cuts to ECS funding.

- ECS Funding - Increases ECS funding by \$90 million in FY26 and extends the ECS grant's hold harmless provision through the biennium, protecting 81 small towns from cuts in funding.
- Special Education Funding - Provides \$221 million in special education under the excess cost grant for each year of the biennium. This represents an increase of \$70 million each year.



State Budget – Non-Education Aid

Medicaid Reimbursement Rates - Ambulance Service Providers - Retains \$4.2 million in FY26 and \$4.5 million in FY27 to maintain the increase in Medicaid rates for ambulance services enacted in 2023/24.

Local Health Districts - the bill increases funding to local and district health departments as follows: (1) from \$1.93 to \$2.13 per capita for municipal health departments and (2) from \$2.60 to \$3.00 per capita for district health departments. By law, to qualify for this funding, among other things, (1) municipalities must have a full-time health department and a population of at least 50,000 and (2) health districts must have a total population of at least 50,000 or serve three or more municipalities regardless of combined population.



Bond Package – HB-7288

- **Town Aid Road** - Increases funding from \$60 million per year to \$80 million per year. This funding has been moved from the General Fund to the Bond Package, which is subject to approval by the Bond Commission. *Note:* SB-9 expands the use of TAR funds to include efforts to address climate change effects. Also, Section 60 of HB-7288 requires OPM to reduce a TAR grant by 10% in any fiscal year that the town or district fails to submit its annual report to DOT by September 1 detailing how the program funds were used. However, the bill requires OPM to waive a reduction if the town or district submits its report after the due date and provides proof of its submission.
- **Local Capital Improvement Program (LoCIP)** - Level funds LoCIP at \$45 million per year.
- **Local Bridge Program** - Level funds the Local Bridge Program at \$20 million per year.
- **Local Transportation Capital Improvement Program (LoTCIP)** - Authorizes \$80 million in each year of the biennium.
- **Transportation Rural Improvement Program (TRIP)** - Authorizes \$10 million in each year of the biennium.



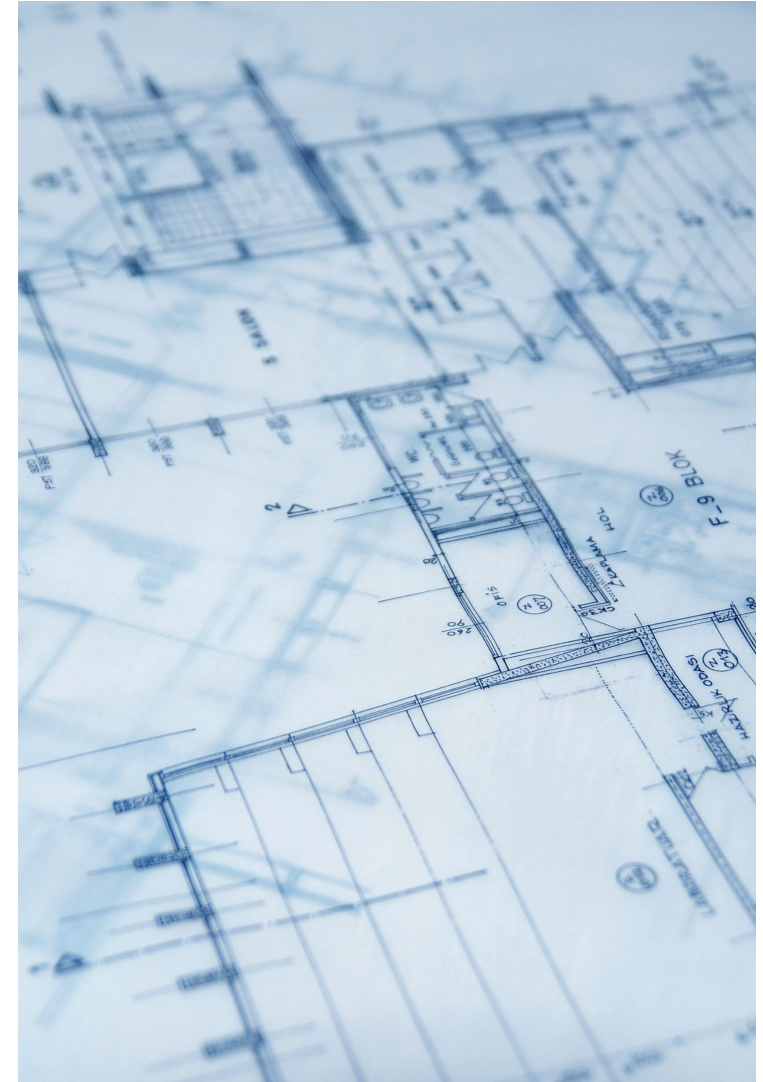
Bond Package – HB-7288

- **Clean Water Fund** - Authorizes \$133 million in FY26 and \$175 million in FY27 for grants to assist municipalities in addressing water pollution. Also includes \$50 million in FY 26 and \$500 million in FY27 for low interest loans to address water pollution.
- **PFAS Remediation** - Authorizes \$5 million per year to assist municipalities in addressing PFAS contamination in soil and drinking water. This is in addition to an unallocated balance of \$2 million.
- **Grants for Municipal Purposes** - \$150 million each year
- **Bikeway, Pedestrian Walkway, Recreational Trail, and Greenway grant program** - \$10 million each year
- **Community Connectivity** - \$15 million each year



Bond Package – HB-7288

- **Small Town Economic Assistance Program** - Increases funding from \$35 million to \$40 million in FY27. \$0 funding in FY26.
- **Urban Act** - Increases funding from \$75 million per year to \$200 million per year.
- **Brownfields Remediation** - Increases funding from \$35 million to \$40 million in each year of the biennium.
- **Greyfield Revitalization** - Authorizes \$20 million in FY26 and \$30 million in FY27 for a new program to assist municipalities in rehabilitating and repurposing vacant commercial and retail space.
- **Open Space & Watershed Land Acquisition** - Authorizes funding of \$10 million per year.
- **Crumbling Foundations Assistance Fund** – Increases funding by \$100 million, in the amounts of \$25 million per year for FYs 27-30.



Bond Package – Education

- **School Construction** - Includes \$550 million per year.
- **District Repair & Improvement Program** - Authorizes funding of \$30 million in each year of the biennium for a new program to assist school districts in maintaining and repairing school facilities.
- **School Security** - Maintains \$10 million for each year of the biennium.



Bond Package – Housing



1. \$120 million over the biennium for the Connecticut Housing Finance Authority's (CHFA) Time to Own forgivable downpayment assistance program
2. \$100 million over the biennium for a Department of Housing (DOH) grant program supporting housing authorities in expanding middle housing (i.e. two to nine units) availability in towns with a population of 50,000 or less
3. \$50 million over the next four fiscal years for a DOH program that funds affordable housing development projects creating employment opportunities in the construction industry
4. \$20 million over the biennium for a CHFA-administered loan program (Homes for CT) that helps to finance new residential construction with loan guarantees
5. \$12 million over the biennium for DOH grants to landlords who provide housing to formerly incarcerated people
6. \$10 million in FY 26 for a DOH supportive housing grant program for people with intellectual or other developmental disabilities
7. \$2 million in FY 26 for a DOH Affordable Housing Real Estate Investment Trust pilot program, aimed at increasing deed-restricted affordable housing stock by providing grants to entities for acquiring these units in certain municipalities.
8. \$30 million in FY 26 for DECD to give grants for infrastructure projects needed to support housing or economic development in rural areas

Property Tax Exemption- Veterans

Current law, as amended by PA 25-2, fully exempts from property tax any dwelling owned by a state resident with a 100% P&T disability who (1) served in the U.S. Army, Navy, Marine Corps, Coast Guard, Air Force, or Space Force; (2) resides in the dwelling as his or her primary residence; and (3) files for the exemption with the town assessor.

If the veteran does not have a qualifying dwelling, one motor vehicle he or she owns and keeps in the state is fully exempt instead. If the veteran owns neither, the exemption generally applies to the veteran's spouse's dwelling or motor vehicle if they live together.

By law, unchanged by the bill, if the qualifying veteran dies, the exemption may transfer to his or her surviving spouse or minor children, subject to certain conditions.



Property Tax Exemption- Veterans

HB-7287 makes the following changes to the exemption's scope:

1. limits the exemption applied to dwellings to only the fractional share that belongs to or is held in trust for the qualifying veteran or other eligible claimant (i.e. eligible spouse, surviving spouse, or minor child) that he or she occupies as their primary residence;
2. expands it to cover the fractional share of a mobile manufactured home that belongs to or is held in trust for the qualifying veteran (or other eligible claimant);
3. expands it to cover eligible dwellings possessed by the qualifying veteran or spouse as a tenant for life (or for a term of years) who is liable for property taxes;
4. excludes from the exemption any portion of the dwelling's unit or structure used for commercial purposes or from which the resident derives rental income; and
5. expands the exemption applied to motor vehicles to include vehicles that belong to or are held in trust for the qualifying veteran (or other eligible claimant), rather than just vehicles owned by qualifying veterans.



Property Tax Exemption- Veterans

For assessment years on or after October 1, 2025, the bill allows any municipality, by vote of its legislative body (or a vote of the board of selectmen if the legislative body is a town meeting), to:

1. exempt up to two acres of the lot the eligible dwelling sits on;
2. extend the exemption to unmarried surviving spouses of veterans who would have otherwise qualified for the exemption, but died between a date set by the legislative body and October 1, 2024 (when the exemption went into effect);
3. limit the total exemption amount to the median assessed value of residential real property in the municipality.





Uniform Capacity Tax – SB-4

- Establishes a solar uniform capacity tax of \$10,000 per MW of nameplate capacity on solar photovoltaic systems that are over one MW in size that exceeds the load for the location where the equipment and devices are located and approved on or after July 1, 2026
- Tax generally applies for 20 years at the rate when the system is approved but municipalities may enter agreements to stabilize or freeze it
- Clarifies an existing property tax exemption by specifying that it only applies to equipment and devices that generate electricity and not to any real property on which these devices are located.
- The tax does not apply to solar facilities located on 1. state-owned land; 2. brownfields; 3. landfills; 4. residential, commercial, or industrial rooftops; or 5. solar canopies.
- The tax does not apply to systems that are part of a microgrid serving critical facilities.
- Closes a loophole that allowed solar developers to sidestep taxes by subdividing land into multiple parcels.

Property Tax Exemptions

PROPERTY ON RESERVATION LANDS - HB-7287 establishes a property tax exemption for real and tangible personal property located on reservation land that is held in trust for a federally recognized Indian tribe. The exemption applies regardless of ownership (i.e. it applies to Indian and non-Indian owned property). *Note, HB-7288 delays the effective date of this provision.*

FARM MACHINERY PROPERTY TAX EXEMPTION AMOUNT - HB-7287 includes provisions increasing the state-mandated property tax exemption for farm machinery from \$100,000 to \$250,000 in assessed value.

OPTIONAL HOMESTEAD PROPERTY TAX EXEMPTION – HB-7287 allows municipalities that adopt a local option homestead exemption to limit eligibility by (1) capping the assessed value of qualifying dwellings or (2) requiring owners to have lived in the property for a specified period of time to qualify.



Sewer Assessments

PA 25-150 (SB-1187) - FORECLOSURE, ASSIGNMENT AND OTHER ENFORCEMENT ACTIONS FOR UNPAID SEWER ASSESSMENTS AND OTHER FEES AND CHARGES – Prohibits foreclosure, assignment and other enforcement actions for unpaid sewer assessments and other fees and charges in the case of owner-occupied real property for which the principal of such unpaid assessments, fees and charges is less than \$3,000 unless 3 years have elapsed from the date any lien was filed and such lien remains unpaid.

Does not apply to sewer lien (1) foreclosures if they are foreclosed in an action involving tax or other municipal liens and (2) assignments if tax or other municipal liens on the property are currently assigned or are being assigned at the same time.

Awaiting the Governor's signature.



Property Tax Issues – Failed

CAR TAX – Push to phase out the car tax and replace it with state grants to municipalities to offset revenue reductions.

PERSONAL PROPERTY TAX EXEMPTIONS FOR MOTOR VEHICLES USED EXCLUSIVELY FOR FARMING

CONNECTICUT APPEALS BOARD FOR PROPERTY VALUATION - Creates a five-member Connecticut Appeals Board for Property Valuation and allows any municipality to elect to use this board to hear and decide property tax appeals in place of its local board of assessment appeals.

INTEREST RATE ON DELINQUENT PROPERTY TAXES - Reduces the interest rate on delinquent property taxes from 18% per annum to 8% per annum.

ASSIGNMENT OF CERTAIN LIENS – Reduces from 18% to 12% the annual interest rate on delinquent property taxes when a municipal tax collector files a lien on the property and assigns the lien. Note: The provisions were Incorporated into HB-7287, the budget bill, and then repealed in HB-7288, the bond package.



Election Law

ABSENTEE BALLOT DROP BOXES - HB-5498 requires municipalities, as of July 1, to have implemented video recording technology, complete with date and time evidence, at each of their absentee ballot drop boxes.

Under the law, municipalities must begin recording the boxes on the first day absentee ballots are issued for an election or primary and continue recording until the town clerk retrieves the last ballots. Recordings must be made available to the public as soon as possible and no later than five days after the town clerk's last ballot retrieval. Such recordings must be maintained for at least a year.





Environment - Climate Change

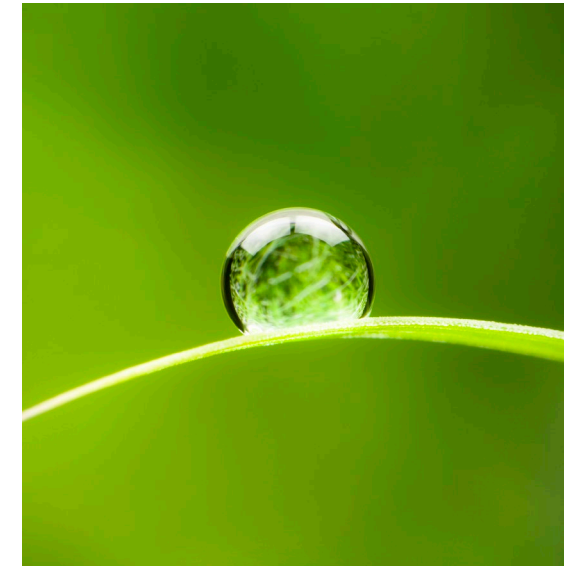
HB-5004 makes various changes to greenhouse gas (GHG) emissions reductions goals and energy efficiency. Among other things, the new law (1) sets new greenhouse reduction level requirements, including an economy-wide net zero GHG emission level by January 1, 2050; and (2) sets GHG reduction goals for state agencies, including a level determined to be net zero by 2050.

It also requires the Department of Administrative Services to create a model policy or guidelines for environmentally sustainable purchasing for municipal use.

Climate Resiliency

Public act 25-33 (1) expands a requirement for municipalities to apply coastal site review requirements to the construction of single family homes; (2) requires each municipality to submit a report of its culverts and bridges to OPM; (3) requires municipal Plans of Conservation and Development (POCDs) adopted after October 1, 2026 to include a climate change vulnerability assessment and use of geospatial (GIS) data; (4) outlines the requirements for municipal zoning regulations to allow for a regional transfer of development rights system.

In addition, the bill (1) authorizes municipalities to establish resiliency improvement districts, similar to tax increment financing (TIF) districts, to finance climate resiliency projects; (2) expands allowable uses of municipal reserve funds and Town Aid Road grants to include building, improving, and maintaining resiliency for roads, bridges, and related structures that may be impacted by increased precipitation, flooding, sea level rise, and extreme heat.
Status: Signed into law by the Governor.



Inland Wetlands

TRAINING FOR MEMBERS AND EMPLOYEES OF INLAND WETLANDS AGENCIES

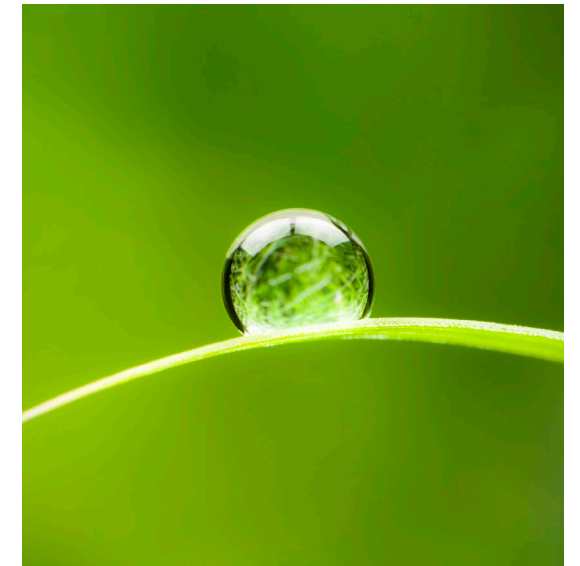
HB-6957 includes provisions requiring members and employees of inland wetland agencies on January 1, 2026, to complete their initial training within one year from that date. Those joining after that date must complete the training within one year after their appointment, election, or hire.

All members and employees must retrain every four years or once per term (for elected or appointed members), whichever is less frequent.

Online training is available for free from DEEP.

RIPARIAN BUFFERS

HB-7174 establishes a working group to identify where and how protection of vegetated riparian buffers in the state can be incorporated into statutes and regulations to improve the health of and protect the state's watercourse.



Sunday Hunting

HB-7213 allows Sunday hunting on private land with any approved hunting implements, except hunting migratory birds on Sunday remains prohibited. The bill requires a hunter to get and carry written permission from the private property owner to hunt there on Sunday. But it prohibits Sunday hunting within 40 yards of a blazed trail that is open to the public, including Connecticut blue blazed trails and federally designated and regulated trails.

Farmland Restoration Bonds

HB-5916 requires solar developers to provide farmland restoration bonds for projects approved by Siting Council and any such two-megawatt or more solar PV facility that is approved by declaratory ruling.



Solid Waste Management



HB-5019 establishes a framework for statewide stewardship programs to manage the collection and recycling of certain batteries.

Beginning January 1, 2027, it prohibits battery and battery-containing product producers who fail to participate in a battery stewardship organization from selling the batteries or products in Connecticut.

Signed by the Governor

DEEP Permitting

HB-6868 introduces procedural reforms to simplify petitioned hearings on DEEP licenses.

By reclassifying these as public informational sessions, the process becomes more accessible and less burdensome for parties, while still ensuring transparency and public input.

Additionally, the bill authorizes DEEP to:

1. Require “watershed-level compensatory mitigation” (i.e. compensation to offset impacts to water resources) for certain regulated activities, and
2. Extend a general permit’s expiration date until a new permit is issued, or until DEEP declines to issue a new permit, rather than extend them for one year past the expiration date as current law allows.



Solid Waste Management – Failed

HB-6917 – Solid Waste Management



- As proposed, the bill would have increased the solid waste assessment fee from \$1.00 to \$1.50 per ton of solid waste and expanded the fee to include waste processed at resource recovery facilities and waste conversion facilities.
- As amended in the House, the fee increase was deleted and amended to : 1) create a task force to study the reduction of single-use plastic products; 2) require certain commercial and industrial entities to adopt a written policy pertaining to a food donation program; and 3) provide that DEEP should have a goal of allocating not less than 20% of funds from the Sustainable Materials Management Account to small towns with a population of less than 20,000.
- Died in the Senate.

Bear Hunts – Failed



BEAR HUNTS

SB-1523, as passed by the Senate, would have allowed the governor to direct DEEP to adopt regulations and set parameters to permit a bear hunt in the state only after an assessment by DEEP that establishes that “bear conflicts with people, pets, and livestock in Connecticut have reached a level that poses a public safety threat.”

Amended in the House to require DEEP to submit a black bear management plan to the legislature’s environment and public safety committees, along with a public notice and an opportunity for public comment before submitting the plan.

Died in the Senate.

CT Siting Council - Failed

SB-78 - PROVIDING FOR LOCAL REPRESENTATION ON THE CONNECTICUT SITING COUNCIL

For any Connecticut Siting Council proceeding occurring on or after October 1, 2025, the bill would have required the council's membership to include an elector from the municipality where the proposed facility would be located.

Under the bill, the municipality's chief elected official generally must appoint the elector. However, if the proposed facility would be in more than one municipality, the applicable regional council of governments for the affected municipalities must appoint the elector.



Donation of Land as Condition of Subdivision Approval - Failed

HB-7034 would have prohibited municipalities from requiring a donation of land from an applicant for subdivision of land as a condition of subdivision approval.

Status: Approved by the House, died in the Senate.



Green Constitutional Amendment - Failed

SJ-36 proposed a constitutional amendment to provide individuals with the right to clean and healthy air, water, soil and ecosystems, a clean and healthy environment, and a safe and stable climate for the benefit of public health, safety and the general welfare.

Gives individuals legal standing to pursue lawsuits to halt or prohibit state and municipal projects that they believe infringes on this right.

Exposes municipalities and regulated entities to uncertainty in obtaining permits and moving forward with projects.



Labor & Employment

HB-7288 - MUNICIPAL EMPLOYEES RETIREMENT SYSTEM - Creates a new benefit tier in the Connecticut Municipal Employees Retirement System (CMERS) named MERS 2.0 and sets its parameters. It generally requires CMERS participating municipalities to enroll in MERS 2.0 anyone who first becomes eligible for CMERS membership on or after July 1, 2027. However, if the person's position is covered by a collective bargaining agreement that was in effect on July 1, 2027, the municipality must enroll the person when the agreement expires. It allows any nonparticipating municipality to enroll in MERS 2.0 on the later of July 1, 2026, or the expiration date of an applicable collective bargaining agreement that was in effect on July 1, 2026. After the municipality enrolls in MERS 2.0, anyone who first becomes eligible there must be enrolled in MERS 2.0. Requires the Connecticut Municipal Employees Retirement Commission (CMERC) to create and administer a MERS-defined contribution retirement plan by July 1, 2026, for all CMERS municipalities.

HB-7141 - COMPENSATION PAID TO INJURED EMPLOYEES AND THE PARENTS OF A DECEASED EMPLOYEE UNDER THE WORKERS' COMPENSATION ACT. In March 2025, the Connecticut Supreme Court ruled in *Gardner v. Dept. of Mental Health & Addiction Services* that Connecticut law gives Administrative Law Judges the discretion to award a workers' compensation claimant, after they reach maximum medical improvement, ongoing temporary partial incapacity benefits (up to the statutory maximum of 520 weeks) rather than Permanent Partial Disability benefits. The bill eliminates the anticipated cost increases associated with the ruling.



Firefighters Cancer Relief Program



HB-7287 and PA 25-4 make various changes to a program that provides workers' compensation-like benefits to firefighters who have certain cancers and meet other criteria.

Generally, the program requires an eligible firefighter's employer to pay the benefits and then be reimbursed from the state's firefighters cancer relief account.

1. Requires certain telephone and telecommunications companies to charge each subscriber (who does not opt out) a new fee of five cents per month per service line, in order to fund the account;
2. Expands the types of cancers covered by the program to include skin cancer and makes changes to other eligibility criteria;
3. Requires the program's benefits to be provided in the same way they would be if the firefighter's cancer had been caused by an occupational disease, rather than a personal injury, under the workers' compensation law; and
4. Authorizes workers' compensation administrative law judges to adjudicate a firefighter's appeal of a denial of benefits from the program

Labor & Employment

- **PAID SICK LEAVE INCREMENTS** - Section 233 of HB-7288 allows local or regional boards of education and municipal employers to require that school employees, police officers, firefighters, and public works employees use their accrued paid sick leave at the increments set in their applicable collective bargaining agreement rather than in increments of one hour, as long as they:
1. give their employees paid sick leave, or any other paid leave or combination of other paid leave, that accrues at a rate greater than one hour of leave for every 30 hours worked and 2. do not prohibit the employees from using up to 40 hours of accrued leave per year.
- **PAID FAMILY AND MEDICAL LEAVE FOR CERTAIN SCHOOL EMPLOYEES-** Sections 234-237 of HB-7288 extend the state's Paid Family and Medical Leave Insurance Program to cover school employees whose position does not require a professional certification. It applies to those employees employed by local or regional boards of education, nonpublic elementary or secondary schools, or certain magnet schools, charter schools, academies, or cooperative arrangements.



Labor & Employment – Failed

- **HB-6953 - REQUIRING MUNICIPALITIES TO PROVIDE A PENSION TO POLICE OFFICERS AND FIREFIGHTERS THROUGH PARTICIPATION IN THE MUNICIPAL EMPLOYEES' RETIREMENT SYSTEM OR ANOTHER COMPARABLE PENSION SYSTEM.**
- **HB-6844 - PERMANENT PARTIAL DISABILITY BENEFITS AND PENSION OFFSETS** – Bypasses the collective bargaining process to prohibit municipal employers from offsetting pension/retirement benefits when individuals are receiving permanent partial disability benefits under workers' compensation, resulting in retired employees earning more in retirement than they did as active employees.
- **HB-5609 - RETIREMENT BENEFITS AND WORKERS' COMPENSATION BENEFITS** - Increases costs to municipalities offering defined benefit pensions and retirement systems by requiring the inclusion of temporary total disability and temporary partial disability benefits in pension calculations if the wages are greater than the employee's final average salary.
- **SB-830 - SAFETY STANDARDS TO PREVENT HEAT-RELATED ILLNESS IN WORKPLACES** - Requires employers who employ people in positions where a majority of the work is done in an outdoor setting, such as in the agricultural, construction, or landscaping industries to (1) supply employees with a certain amount of free drinking water, (2) give employees reasonable breaks in shaded areas, (3) implement heat-related emergency response procedures that meet certain criteria, and (4) implement certain acclimatization practices for certain new hires and employees who have not recently worked in these conditions.

Fair Share Housing Mandate

- [HB-5002](#) imposes sweeping, top-down requirements on municipalities that will create confusion, undermine thoughtful planning, and impose compliance burdens on municipalities, including:
- **"Fair Share" Housing Mandate** – Requires OPM to determine a “fair share” housing allocation for each municipality based on a flawed methodology that fails to consider factors such as water and wastewater capacity.
- Municipalities must amend zoning/adopt policies to “create a realistic opportunity” for developers to build the number of affordable housing units allocated to the municipality, subject to approval by OPM.
- Requires municipalities subject to the priority affordable housing plan requirement to submit to the majority leaders’ roundtable by January 1, 2026, an inventory of vacant and developable. When submitting this information, the municipality may also propose an alternative fair share allocation. This request is subject to approval by the Majority Leaders’ Roundtable, followed by the legislature's Housing Committee, and the full legislature, leaving a town in limbo for several months.

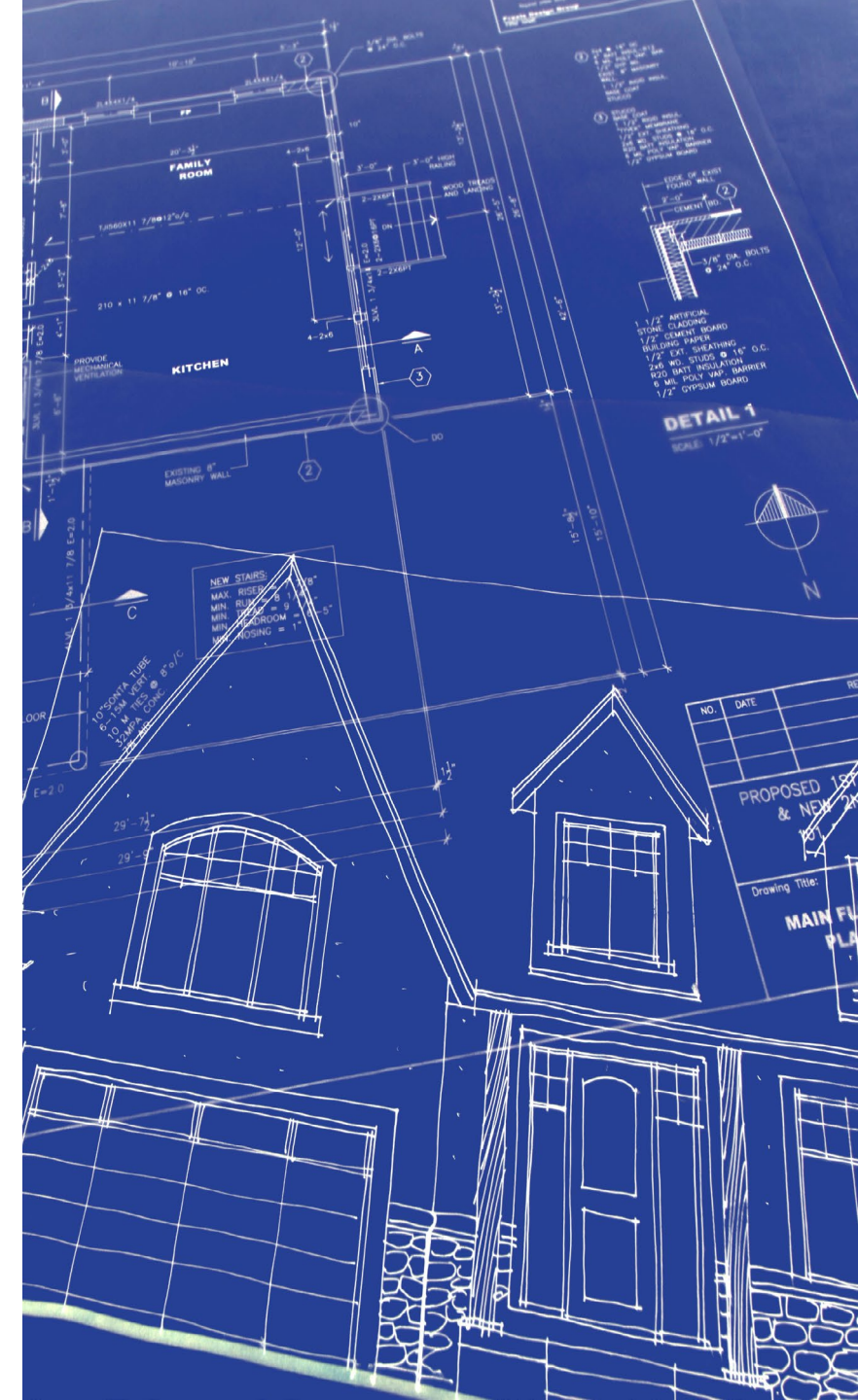


Prioritizes Eligibility for Infrastructure Grants to Zoning Compliance

HB-5002 gives certain municipalities priority for discretionary state funding under the Clean Water Act, STEAP, Urban Act, Main Street Investment Fund and Incentive Housing Zone funds if they (1) create a realistic opportunity for the municipality's fair share allocation to be built or (2) are exempt from these planning requirements (because they have a relatively low per-capita property wealth).

Under the bill, a "realistic opportunity" is using municipal powers and "compliance implementation mechanisms" to remove barriers and constraints to the construction, rehabilitation, repair, or maintenance of affordable housing units.

It also includes removing constraints to allow these actions on developable land for the benefit of low-income households, in a time frame and with administrative burdens (including fees and hearings) comparable to what the municipality imposes on applicants seeking to build single-family homes.



Priority Plan Submission Requirements

- The bill's priority plan requirement applies to any municipality with an adjusted equalized net grand list per capita (AENGL) in the highest 80% for the fiscal year before the year the plan is due. AENGL is a measure of town property wealth under the state's education cost sharing law.
- The bill sets staggered due dates by alphabetic order with the first plans due by June 1, 2027. Municipalities are still required to update an affordable housing plan every 5 years under Sec. 8-30j, CGS.
- **OPM REVIEW** - Municipalities must submit their initial and updated priority plans to OPM for review. Within 90 days of receiving the plan, OPM must approve or reject the submission and include a written statement explaining the decision. If approved, OPM must issue an approval letter to the municipality. If OPM does not act within 90 days, the plan is deemed provisionally approved. However, OPM can reject the plan at any point and the provisional approval is terminated when notice is sent to the municipality.



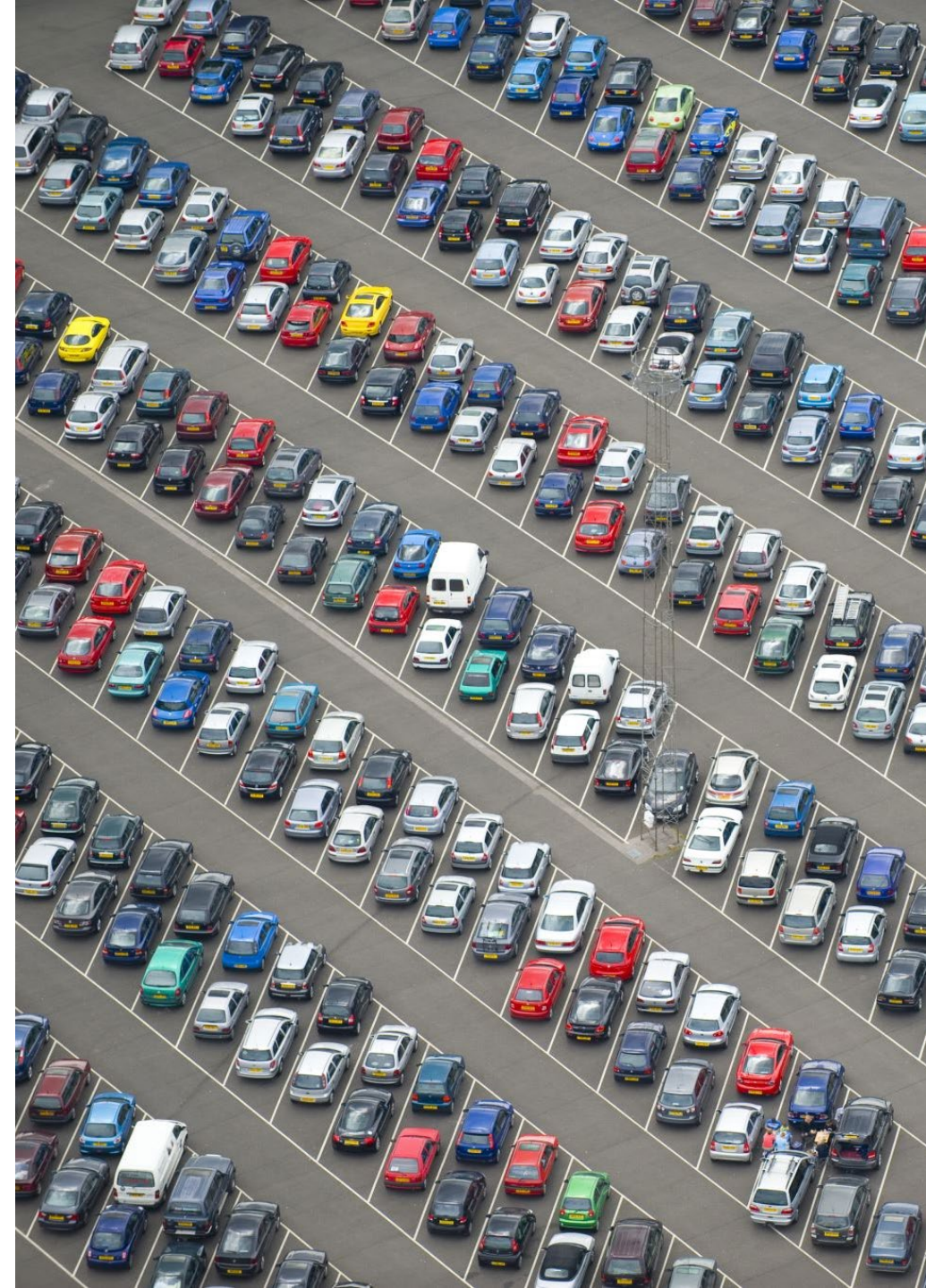
Compliance Implementation Mechanisms

- Under the bill, “compliance implementation mechanisms” are (1) changes to municipal policies and procedures and (2) proactive steps taken to allow for the development of affordable housing units. These proactive steps include (1) redeveloping a site, (2) seeking funding for affordable housing unit development or sewer infrastructure, (3) donating municipal land for development, or (4) entering into agreements with developers for a development that includes affordable housing units.
- **UNIT TYPES REQUIRED** - The bill specifies that the plan must provide for the creation of different types of affordable housing units, to meet 25% of the fair share goal. Specifically, the municipality must ensure that of any affordable housing units: 1. at least 50% are family units (i.e. not age-restricted and have at least two bedrooms); 2. no more than 25% of the units are age-restricted or preserved for people with disabilities; 3. at least 25% are rental units, and of these at least 50% are family units; and 4. no more than 25% of units are studio or one-bedroom units.



HB-5002 – Minimum Parking Requirements

- Prohibits local planning commissions from rejecting a proposed development with under 24 units solely due to a failure to conform to a requirement for off-street parking unless the lack of parking will have a specific adverse impact on public health and safety.
- As under existing law, municipalities retain their general authority to adopt regulations designed to lessen congestion in the streets and promote health and general welfare.
- The bill requires applicants for residential developments with at least 24 units to pay for and submit a parking needs assessment to the ZEO or local planning commission. The commission may condition a development's approval on building an amount of parking that is not more than 110% of the parking the assessment deems necessary.



As of Right Development

- The bill requires zoning regulations to allow middle housing development any lot zoned for commercial use, as of right.
- Under the bill, “as of right” is the ability to be approved without requiring a public hearing; (2) a variance, special permit, or special exception; or (3) other discretionary zoning action, other than a determination that (a) the plan conforms with applicable zoning regulations and (b) there will be no substantial impacts to public health and safety.
- Under the bill, “middle housing” is a residential building with two to nine units, such as duplexes, triplexes, quadplexes, cottage clusters, perfect six and townhouses.
- Another measure, SB-1444, allows municipalities to allow the conversion (or partial conversion) of commercial buildings into residential developments subject only to a “summary review.” To be eligible, the building owner must certify in writing to the municipality that the building (1) has been vacant (2) had an average occupancy rate under 50% over the one-year period immediately before the summary review application was submitted.



Attorney's Fees – 8-30g

- HB-5002 unfairly penalizes towns and local planning commissions for exercising their right to appeal under 8-30g, the Affordable Housing Appeals Act, by subjecting them to possible attorney's fees if the court finds, after a hearing, that the agency's decision was made in bad faith or to cause undue delay.
- Provides that this provision is effective if the court orders the construction of a total number of (1) units in an affordable housing development or (2) affordable units in a set-aside development equaling at least 90% of the units proposed in the original application to the commission.
- This one-sided provision is unnecessary given the existing abuse of process protections in place.



Transit-Oriented Communities



HB-5002 - Gives priority for grants/loans under the Clean Water Fund, STEAP, Urban Act, Main Street Investment Fund, & Incentive Housing Zone Fund to municipalities that are qualifying Transit-Oriented Communities.

A municipality with a rapid transit station or bus station may become a qualifying TOC by:

- Adopting zoning regulations creating a “reasonably sized” transit-oriented district around the station that meets certain requirements.
- Adopting a resolution stating its intent to become one; or
- Has a transit-oriented district that meets certain requirements by October 1, 2025.

Qualifying TOCs must allow the following developments as of right (after an inland wetlands public hearing, if one is required)

- Middle housing developments with up to 9 units.
- Developments with 10 or more units, at least 30% of which qualify as 8-30g set aside developments.
- Developments with any number of units if they are 1) built on land owned by the municipality, the state, housing authority, a nonprofit or religious organization and 2) deed-restricted for at least 40 years to preserve them as units priced affordably for renters or buyers earning 60% or less of the lesser of the state or area median income.

Transit-Oriented Communities

Qualifying Transit-Adjacent Communities

The bill allows certain municipalities to request, by resolution of their legislative bodies, that they be deemed qualifying Transit-Adjacent Communities (TAC).

TACs must 1) lack a rapid transit station; 2) border a municipality that has one or more rapid transit stations or regular bus service stations, and 3) create a transit-oriented district in or adjacent to a downtown area in its jurisdiction.

Makes TODs housing growth zones for the purposes of MRDA financial assistance.

Allows OPM to provide grants to COGs for public transit, bicycle, or pedestrian infrastructure projects.

Allows property owners within a TOD that have owned property in the municipality for at least 3 years, to build an accessory apartment as of right.



Priority Housing Zones

HB-5002 provides municipalities with the option of designating priority housing development zones to promote affordable housing opportunities.

Recognizes that one-size-fits-all housing mandates are not workable given the unique characteristics of each community.

Builds on efforts already underway to promote housing development near transit-stations and downtowns to create more walkable, livable communities. The Municipal Redevelopment Authority (MRDA) is also engaging municipalities in efforts to move forward with projects that will expand housing opportunities and revitalize communities.

Provides towns with flexibility to obtain a moratorium from the Affordable Housing Appeals Process if municipalities include a minimum density of as-of-right multifamily dwellings over 10% of the municipality's developable land area.



Fair Rent Commissions

- Under current law, municipalities with a population of 25,000 or more are required to adopt an ordinance creating a Fair Rent Commission by July 1, 2023, which have the authority to receive and investigate rent complaints, issue subpoenas, hold hearings, and order landlords to reduce rents for specific reasons.
- HB-5002 includes provisions requiring municipalities with a population of 15,000 or more to adopt an ordinance creating a fair rent commission by Jan. 1, 2028.
- The bill also authorizes towns to participate in regional Fair Rent Commissions established by regional Councils of Government.
- Another measure requires Fair Rent Commissions to post bylaws on the municipal website.



Municipal Contracting

SB-1184 - AN ACT INCREASING THE THRESHOLD FOR SEALED BIDDING ON CERTAIN MUNICIPAL CONTRACTS - Increases, from \$25,000 to \$35,000, the maximum value of contracts or purchases that a municipality may exempt, by ordinance, from its sealed bidding requirements.

STATE SET-ASIDE PROGRAM - HB-7288, Sections 212-241, make significant revisions to the state's Small and Minority Owned Business Set-Aside Program. Previously, the program required state agencies and contractors awarded certain state-financed municipal public works or quasi-public agency contracts to set aside or reserve (1) 25% of the total value of the contracts for exclusive bidding by small contractors and (2) 25% of that amount (6.25% of the total) for exclusive bidding by small contractors that are minority owned business enterprises.

The new law converts the set-aside program into a spending allocation program by replacing the fixed 25% set-aside requirements with (1) annual spending allocation goals for goods and services by industry category and (2) contract-specific spending allocation goals for public works contracts based on the percentage of available businesses in the relevant industry and geographic market area.

Planning & Development – HB-6941

- **TOWN DESIGNATING ITSELF A CITY IN ITS CHARTER** - Specifies a method for a town to designate itself a city.
- **CERTIFICATES OF CORRECTION FOR PROPERTY TAX ERRORS** - Allows municipalities to extend, by one year, the time during which an assessor may issue certificates of correction to fix certain property tax assessment errors and makes a corresponding change to the deadline for taxpayers to claim a refund based on this correction.
- **LAND USE STUDIES AND EVALUATIONS** - Requires certain disclosures on studies or evaluations submitted in connection with a pending local land use application;
- **TASK FORCE ON ACQUISITION OF RESIDENTIAL PROPERTY BY LARGE CORPORATE ENTITIES** - Establishes a task force to study, among other things, how corporations buying residential property is impacting housing affordability and homeownership opportunities;
- **MUNICIPAL HOUSING TRUST FUNDS** - Expands the purposes for which municipalities may use their housing trust funds;
- **COMMON INTEREST COMMUNITY ASSESSMENTS** - Requires common interest communities to assess a unit owner for certain changes he or she makes that increase common expenses;
- **SOLAR PANELS ON CONDOMINIUMS AND PLANNED COMMUNITIES** - Prohibits condominiums and planned communities from unreasonably restricting solar panels on detached units and establishes an application and approval process for them; requires unit owners whose panels are approved to agree to certain costs and conditions; generally allows associations to opt out of these provisions if they do so by January 1, 2028;
- **CAPITAL REGION DEVELOPMENT AUTHORITY (CRDA) CAPITAL REGION** - Narrows the region in which CRDA may operate to exclude Newington and West Hartford, in turn allowing these towns to become MRDA member municipalities;
- **MILLSTONE RIDGE TAX DISTRICT** - Allows a special taxing district in New Milford to apportion its costs equally among district property owners.

Protection for Homeless Persons - Failed

HB-7033 - PROHIBITING A MUNICIPALITY FROM IMPOSING ANY PENALTY ON HOMELESS PERSONS FOR PERFORMING ACTIVITIES OF DAILY LIVING ON PUBLIC LAND

- Prohibits municipalities from enacting ordinances that infringe on the right of homeless people to conduct activities of daily living on public land without discrimination based on their housing status. It also prohibits any person from taking any action that has the same effect, with certain exceptions.
- Under the bill, “activities of daily living” include, but are specifically not limited to, sleeping or resting, eating or preparing food, seeking shelter from extreme weather, accessing medical care, and using hygiene facilities.
- “Public land” is defined as (1) land a state or local government owns or leases in whole or in part and that is held open to the public; (2) land upon which there is an easement for public use and that is held open to the public; and (3) federal land where local law enforcement has jurisdiction to enforce local laws.
- Public spaces include plazas, courtyards, parking lots, sidewalks, public transportation facilities and services, public buildings, shopping centers, underpasses and lands adjacent to roadways and parks, but specifically excludes school grounds.

Temporary Shelter Units - Failed

HB-7062 allows up to 8 temporary shelter units for homeless people or refugees to be placed as of right on property owned by religious organizations in municipalities of 25,000 or more. Town must render a decision on any application not later than 65 days after receipt although applicant may consent to one or more extensions.

- Defines "Temporary shelter unit" as a nonpermanent commercially prefabricated accessory structure that is designed to be easily dismantled or removed, but does not include tarps, tents, other nonrigid materials or motor vehicles.
- Prescribes a maximum size of 400 square feet.
- Prohibits occupancy of any shelter unit by more than one family and 2 unrelated individuals.
- Prohibits any individual from occupying a unit for more than 12 consecutive months.
- Prohibits a unit from within 1000 feet of any public or private elementary or secondary schools.
- Requires each unit to be equipped with necessary heating and cooling equipment, be structurally sound, have sufficient electrical sources to permit the same use of personal electrical appliances and devices and lighting fixtures, and not pose a threat to the health or safety of any occupant.
- Requires the State Building Code to include provisions that regulate the erection and use of such units.

Public Health

HB-6978 expands DPH's authority over alternative on-site sewage treatment systems to include those with a daily capacity of up to 10,000 gallons, instead of up to 5,000 gallons as under current law.

It requires the department to amend its regulations to establish and define discharge categories for these systems and set minimum requirements for them.

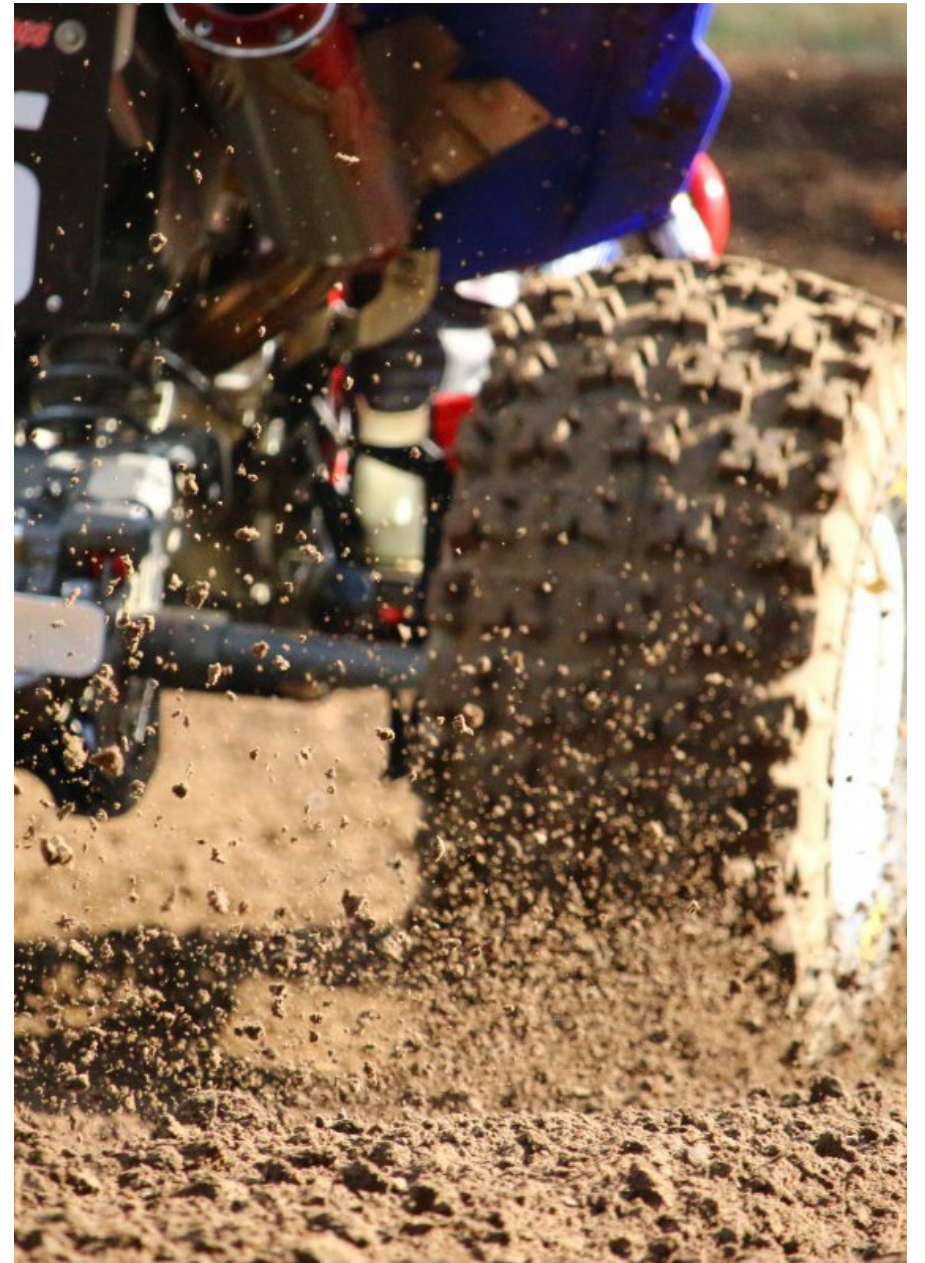
The bill also authorizes the commissioner to (1) implement policies and procedures while in the process of adopting regulations for alternative on-site and subsurface sewage systems under its jurisdiction (i.e. certain small community sewerage systems and household and small commercial subsurface sewage disposal systems) and (2) issue and update technical standards on the alternative systems (it requires her to do this for subsurface sewage systems).



Public Safety

STREET TAKEOVERS/THE ILLEGAL USE OF CERTAIN VEHICLES –

- (1) Allows municipalities to (a) seize certain all-terrain vehicles (ATVs) that violate a local ordinance if the municipality mails a letter to the owner or lienholder first and (b) destroy the vehicles instead of requiring them to be stored or sold at a public auction.
- (2) Allows municipalities to adopt an ordinance prohibiting street takeovers and allows fines to be set for the violation of this ordinance, up to \$1,000 for the first violations, \$1,500 for the second violations, and \$2,000 for all subsequent violations.
- (3) Changes the license penalties for violating a state law against illegal street racing and street takeovers.
- (4) Adds some municipal ordinance violations to the list of offenses for which fines are payable to the Centralized Infraction Bureau.



Public Safety

RECKLESS DRIVING

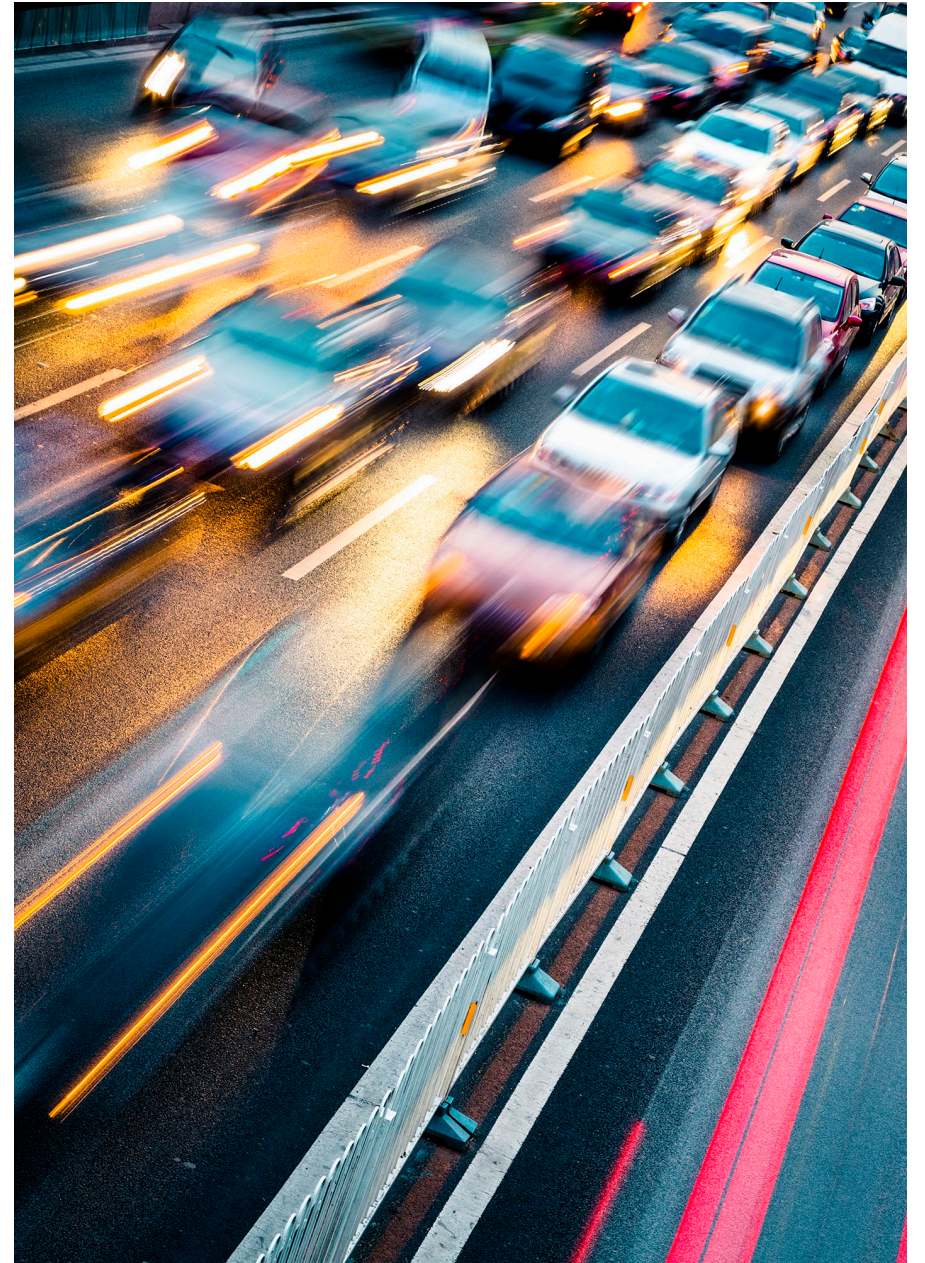
Enhances penalties under the reckless driving law for drivers who drive faster than 100mph, including increased fines and impounding the driver's vehicle for subsequent offenses.

CANNABIS USE

Allows police to stop a motor vehicle for a violation of the laws against using cannabis in a vehicle if the officer sees the operator actively consuming it and smells burnt cannabis.

MOTOR VEHICLE STOPS

Decreases the standard for what constitutes certain license plate, headlight, or windshield equipment violations, and is subject to a motor vehicle stop.



Public Safety – Trust Act

Public Act 25-29 expands who is considered a “law enforcement officer” under the state’s civil immigration detainer law. In doing so, it prohibits them from conducting certain acts outlined in existing law such as using state time and resources to communicate with a federal immigration authority or arrest or detain someone based on an administrative warrant.

Under the bill, the following persons are now considered law enforcement officers:

1. juvenile probation officers;
2. state’s attorneys, assistant state’s attorneys, supervising state’s attorneys, and special deputy assistant state’s attorneys; and
3. officers, employees, or other persons otherwise paid by or acting as an agent of DCJ or the Board of Pardons and Paroles (BOPP).

Technology

- **DRONES** - Public Act 25-1 generally prohibits, beginning on varying dates between October 1, 2025, and October 1, 2028, state agencies, municipalities, and those who contract with either from purchasing or using certain unmanned aircraft (i.e. drones) assembled or manufactured by a China or Russia.
- PA 25-1 also prohibits, with certain exceptions, (1) operating drones in close proximity to critical infrastructure facilities or to surveil these facilities or (2) equipping an aircraft or drone with a deadly weapon or certain other dangerous devices.
- **.GOV MUNICIPAL WEBSITES** – SB-3 requires municipalities to register and maintain .gov website domain by July 1, 2027.



Youth Camps - Failed

- SB-6 included provisions subjecting municipal youth camps (those serving children ages 3 to 16) to state oversight by requiring them to obtain a license from the Office of Early Childhood.
- This would have extended to municipal youth camps existing licensure requirements for non-municipal youth camps, including requirements related to immunizations, medication administration, inspections and investigations, criminal background checks, and reporting suspected child abuse and neglect.
- Passed the Senate, died in the House.



COST Fall Conference
Oct. 22, 2025
Aqua Turf, Plantsville

