



CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES

PROPOSED LEGISLATION 2024

The following Bills are presently before the State Legislature. None, as of the date of this newsletter, have been passed. The full text of these proposed bills can be found at www.cga.ct.gov.

Short-Term Rental Properties S.B. No. 335 / File No. 426

This proposed law would vest the authority to regulate short-term rentals with the legislative body of a municipality. While this direct authority to regulate this activity is appreciated, the law raises the issue whether such an ordinance would impair the authority of a zoning commission to regulate short-term rentals.

Conversion of Commercial Real Estate to Residential Use S.B. No. 416 / File No. 394

If passed, this proposed bill would require zoning regulations to permit the conversion or partial conversion of a commercial building to residential use. The approval process would be either by a zoning permit or site plan review and could take no longer than 65 days from the day of receipt of an application. No public hearing on the application would be allowed.

Training for Inland Wetlands Agency Members and Employees H.B. 5170 / File No. 3

Commissioner training as well as training of staff would need to be completed by January 1, 2025 and then once every four years thereafter. The Department of Energy and Environmental Protection would be in charge of developing an on-line training program so that this training could take place. This bill adds that a failure of any commission member or staff to complete this training would not affect the validity of any action taken by the agency, something that is missing from Conn. Gen. Statute Sec. 8-4c which requires land use commissioner training.

Online Publication of Legal Notices H.B. No. 5173 / File No. 24

This bill would permit municipal agencies, whenever they are required by law to advertise a legal notice in a newspaper, to instead post the notice on the municipal website. All other notice publishing requirements would remain the same, such as the number and timing of notices.

Expiration of Certain Land Use Approvals H.B. No. 5272 / File No. 440

The expiration dates of site plans, subdivisions and special permits are addressed by this Bill. The Bill proposes that any such approval that took place on or before June 10, 2021 that had not expired by July 12, 2021 is valid for a period of 14 years from its date of approval with a possible extension of 5 more years. This Bill also provides that the approving Commission may hold a public hearing to decide whether to set an earlier date for the approval to expire. This early expiration can be done either when no work has been done in the prior 5 years of the date of the approval or the project poses a significant hazard to the public.

Challenges to Certain Decisions of Municipal Agencies H.B. No. 5475

This bill would eliminate what is known as statutory aggrievement which allows anyone owning land that abuts or is within 100 feet of land involved in the decision of a land use agency to appeal that decision to the Superior Court. Instead, that person would need to allege and prove actual damage to himself or his land or that his right, title or interest in his land was impaired by the agency's decision. This Bill would also authorize a municipality to adopt an ordinance exempting certain residential development applications from review by its inland wetlands commission.