



General Assembly

February Session, 2024

Raised Bill No. 416

LCO No. 1461



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING THE CONVERSION OF COMMERCIAL REAL PROPERTY FOR RESIDENTIAL USE.

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

1 Section 1. (NEW) (*Effective October 1, 2024*) (a) As used in this section:

2 (1) "As of right" has the same meaning as provided in subsection (b)
3 of section 8-1a of the general statutes;

4 (2) "Commercial building" means a structure primarily designed or
5 used for nonresidential purposes, including, but not limited to, hotels,
6 retail space and office space. "Commercial building" does not include an
7 industrial building;

8 (3) "Dwelling unit" has the same meaning as provided in section 47a-
9 1 of the general statutes;

10 (4) "Industrial building" means a structure that is used primarily for
11 industrial activity and is generally not open to the public, including, but
12 not limited to, warehouses, factories and storage facilities; and

13 (5) "Residential development" means a structure or structures, or a
14 portion of a structure, that contains one or more dwelling units.

15 (b) Any zoning regulations adopted pursuant to section 8-2 of the
16 general statutes shall allow the conversion or partial conversion of any
17 commercial building into a residential development as of right.

18 (c) No municipality shall condition the approval of the conversion or
19 partial conversion of a commercial building into a residential
20 development on the correction of a nonconforming use, structure or lot.

21 (d) Nothing in this section shall be interpreted or enforced to exempt
22 the conversion or partial conversion of a commercial building into a
23 residential development from the requirements of any applicable
24 building code, fire safety code or fire prevention code.

25 (e) The as-of-right permit application and review process for
26 approval of the conversion or partial conversion of a commercial
27 building into a residential development shall require that a decision on
28 any such application be rendered not later than sixty-five days after
29 receipt of such application by the applicable zoning commission, except
30 that an applicant may consent to one or more extensions of not more
31 than an additional sixty-five days or may withdraw such application.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2024	New section

PD *Joint Favorable*