



General Assembly

February Session, 2024

Substitute Bill No. 5392



**AN ACT EXEMPTING CERTAIN VACANT LOTS FROM
CONFORMANCE WITH CHANGES IN ZONING REGULATIONS.**

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

1 Section 1. Subsection (b) of section 8-26a of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective October*
3 *1, 2024*):

4 (b) (1) Notwithstanding the provisions of any general or special act
5 or local ordinance, when a change is adopted in the zoning regulations
6 or boundaries of zoning districts of any town, city or borough, no lot or
7 lots shown on a subdivision or resubdivision plan for residential
8 property which has been approved, prior to the effective date of such
9 change, by the planning commission of such town, city or borough, or
10 other body exercising the powers of such commission, and filed or
11 recorded with the town clerk, shall be required to conform to such
12 change.

13 (2) (A) Any construction on a vacant lot shown on a subdivision or
14 resubdivision plan approved before, on or after June 1, 2004, shall not
15 be required to conform to a change in the zoning regulations or
16 boundaries of zoning districts in a town, city or borough adopted after
17 the approval of the subdivision or resubdivision. Notwithstanding
18 subdivision (1) of this subsection, any construction on an improved lot
19 shown on a subdivision or resubdivision plan approved before, on or

20 after June 1, 2004, shall be required to conform to a zoning change
21 adopted subsequent to said lot becoming an improved lot.

22 (B) Notwithstanding the provisions of subsection (a) of section 8-25
23 and subsection (a) of section 8-26, any vacant lot that is depicted on a
24 subdivision or resubdivision plan that has been recorded on or before
25 October 1, 2024, in the land records of the municipality in which such
26 vacant lot is located, if the recorded chain of title for such vacant lot
27 references such subdivision or resubdivision plan, shall not be required
28 to conform to a change in the zoning regulations or the boundaries of
29 zoning districts in such municipality that is adopted after the approval
30 or recording of the subdivision or resubdivision plan.

31 (C) Notwithstanding the provisions of subsection (a) of section 8-25
32 and subsection (a) of section 8-26, any vacant lot that is depicted on a
33 subdivision or resubdivision plan that, prior to the adoption of zoning
34 regulations, has been recorded on or before October 1, 2024, in the land
35 records of the municipality in which such vacant lot is located, shall not
36 be required to conform to a change in the zoning regulations or the
37 boundaries of zoning districts in such municipality that is adopted after
38 the approval or recording of the subdivision or resubdivision plan if
39 such vacant lot conformed at any time with any zoning regulations that
40 would have applied to such vacant lot if such vacant lot was depicted
41 on a subdivision or resubdivision plan recorded after the adoption of
42 zoning regulations.

43 ~~[(B)]~~ (D) For purposes of this subsection, (i) a lot shall be deemed
44 vacant until the date a building permit is issued with respect thereto and
45 a foundation has been completed in accordance with such building
46 permit but shall not be deemed vacant if any structures on such lot are
47 subsequently demolished, and (ii) a lot shall be deemed improved after
48 the date a building permit is issued with respect thereto and a
49 foundation has been completed in accordance with such building
50 permit.

51 (3) This subsection shall not alter or affect a nonconforming use or

52 structure as provided in section 8-2.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2024	8-26a(b)

Statement of Legislative Commissioners:

In Subdivs. (2)(B) and (2)(C), "or" was changed to "and" for accuracy.

PD Joint Favorable Subst. -LCO