



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 provided in subsection (b) of  
3 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 approval  
26 of the conversion or partial conversion of a commercial building into a  
27 residential development shall require that a decision on any such  
28 application be rendered not later than sixty-five days after receipt of  
29 such application by the applicable zoning commission, except that an  
30 applicant may consent to one or more extensions of not more than an  
31 additional sixty-five days or may withdraw such application.

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

**Statement of Purpose:**

To allow the conversion or partial conversion of any commercial building into a residential development as of right.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*