



General Assembly

January Session, 2021

Raised Bill No. 970

LCO No. 4099



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING EXTENDING THE TIME OF EXPIRATION OF CERTAIN LAND USE PERMITS.

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

1 Section 1. Subsection (m) of section 8-3 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective from*
3 *passage*):

4 (m) (1) Notwithstanding the provisions of this section, any site plan
5 approval made under this section prior to July 1, 2011, that has not
6 expired prior to May 9, 2011, except an approval made under subsection
7 (j) of this section, shall expire not less than nine years after the date of
8 such approval and the commission may grant one or more extensions of
9 time to complete all or part of the work in connection with such site
10 plan, provided no approval, including all extensions, shall be valid for
11 more than fourteen years from the date the site plan was approved.

12 (2) Notwithstanding the provisions of this section, any site plan
13 approval made under this section on or after July 1, 2011, but prior to

14 the effective date of this section, that did not expire prior to March 10,
15 2020, except an approval made under subsection (j) of this section, shall
16 expire not less than six years after the date of such approval and the
17 commission may grant one or more extensions of time to complete all or
18 part of the work in connection with such site plan, provided no
19 approval, including all extensions, shall be valid for more than eleven
20 years from the date the site plan was approved.

21 Sec. 2. Subsection (e) of section 8-26c of the general statutes is
22 repealed and the following is substituted in lieu thereof (*Effective from*
23 *passage*):

24 (e) (1) Notwithstanding the provisions of this section, any
25 subdivision approval made under this section prior to July 1, 2011, that
26 has not expired prior to May 9, 2011, shall expire not less than nine years
27 after the date of such approval and the commission may grant one or
28 more extensions of time to complete all or part of the work in connection
29 with such subdivision, provided no subdivision approval, including all
30 extensions, shall be valid for more than fourteen years from the date the
31 subdivision was approved.

32 (2) Notwithstanding the provisions of this section, any subdivision
33 approval made under this section on or after July 1, 2011, but prior to
34 the effective date of this section, that did not expire prior to March 10,
35 2020, shall expire not less than six years after the date of such approval
36 and the commission may grant one or more extensions of time to
37 complete all or part of the work in connection with such subdivision,
38 provided no subdivision approval, including all extensions, shall be
39 valid for more than eleven years from the date the subdivision was
40 approved.

41 Sec. 3. Subsection (c) of section 8-26g of the general statutes is
42 repealed and the following is substituted in lieu thereof (*Effective from*
43 *passage*):

44 (c) (1) Notwithstanding the provisions of this section, for any

45 subdivision of land for a project consisting of four hundred or more
46 dwelling units and approved prior to July 1, 2011, that has not expired
47 prior to May 9, 2011, any person, firm or corporation making such
48 subdivision shall complete all work in connection with such subdivision
49 not later than the date fourteen years after the date of approval of the
50 plan for such subdivision. The commission's endorsement of approval
51 on the plan shall state the date on which such fourteen-year period
52 expires.

53 (2) Notwithstanding the provisions of this section, for any
54 subdivision of land for a project consisting of four hundred or more
55 dwelling units and approved on or after July 1, 2011, but prior to the
56 effective date of this section, that did not expire prior to March 10, 2020,
57 any person, firm or corporation making such subdivision shall complete
58 all work in connection with such subdivision not later than the date
59 eleven years after the date of approval of the plan for such subdivision.
60 The commission's endorsement of approval on the plan shall state the
61 date on which such eleven-year period expires.

62 Sec. 4. Subsection (g) of section 22a-42a of the general statutes is
63 repealed and the following is substituted in lieu thereof (*Effective from*
64 *passage*):

65 (g) (1) Notwithstanding the provisions of subdivision (2) of
66 subsection (d) of this section, any permit issued under this section prior
67 to July 1, 2011, that has not expired prior to May 9, 2011, shall expire not
68 less than nine years after the date of such approval. Any such permit
69 shall be renewed upon request of the permit holder unless the agency
70 finds that there has been a substantial change in circumstances that
71 requires a new permit application or an enforcement action has been
72 undertaken with regard to the regulated activity for which the permit
73 was issued, provided no such permit shall be valid for more than
74 fourteen years.

75 (2) Notwithstanding the provisions of subdivision (2) of subsection
76 (d) of this section, any permit issued under this section on or after July

77 1, 2011, but prior to the effective date of this section, that did not expire
78 prior to March 10, 2020, shall expire not less than six years after the date
79 of such approval. Any such permit shall be renewed upon request of the
80 permit holder unless the agency finds that there has been a substantial
81 change in circumstances that requires a new permit application or an
82 enforcement action has been undertaken with regard to the regulated
83 activity for which the permit was issued, provided no such permit shall
84 be valid for more than eleven years.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	8-3(m)
Sec. 2	<i>from passage</i>	8-26c(e)
Sec. 3	<i>from passage</i>	8-26g(c)
Sec. 4	<i>from passage</i>	22a-42a(g)

PD *Joint Favorable*