



General Assembly

Substitute Bill No. 448

February Session, 2004

* SB00448PD 031504 *

**AN ACT REQUIRING SUBDIVISIONS TO COMPLY WITH
SUBSEQUENTLY ENACTED 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2 repealed and the following is substituted in lieu thereof (*Effective from*
3 *passage*):

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
7 or lots shown on a subdivision plan for residential property which has
8 been approved, prior to the effective date of such change, by the
9 planning commission of such town, city or borough, or other body
10 exercising the powers of such commission, and filed or recorded with
11 the town clerk, shall be required to conform to such change.

12 (2) Any construction on a vacant lot on a subdivision plan approved
13 before, on or after the effective date of this section shall not be required
14 to conform to a change in the zoning regulations or boundaries of
15 zoning district in a town, city or borough adopted after the approval of
16 the subdivision. Notwithstanding subdivision (1) of this section, any
17 modification or improvement to an existing structure on a developed
18 lot on a subdivision plan approved before, on or after the effective date
19 of this section shall be required to conform to such change in zoning

20 regulations or boundaries adopted prior to such modification or
21 improvement.

22 (3) The provisions of this subsection shall not be construed to apply
23 to the terms and conditions of a building permit issued before or on
24 the effective date of this section.

This act shall take effect as follows:	
Section 1	<i>from passage</i>

Statement of Legislative Commissioners:

The last sentence of Subdiv. (2) was reworded for clarity.

PD *Joint Favorable Subst.*