



General Assembly

Amendment

February Session, 2004

LCO No. 3859

SB0044803859SD0

Offered by:

SEN. SULLIVAN, 5th Dist.
SEN. FONFARA, 1st Dist.
SEN. FASANO, 34th Dist.
SEN. NICKERSON, 36th Dist.

To: Subst. Senate Bill No. 448

File No. 338

Cal. No. 261

**"AN ACT REQUIRING SUBDIVISIONS TO COMPLY WITH
SUBSEQUENTLY ENACTED ZONING REGULATIONS."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Subsection (b) of section 8-26a of the general statutes is
4 repealed and the following is substituted in lieu thereof (*Effective from*
5 *passage*):

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

13 recorded with the town clerk, shall be required to conform to such
14 change.

15 (2) (A) Any construction on a vacant lot on a subdivision or
16 resubdivision plan approved before, on or after the effective date of
17 this section shall not be required to conform to a change in the zoning
18 regulations or boundaries of zoning districts in a town, city or borough
19 adopted after the approval of the subdivision or resubdivision.
20 Notwithstanding subdivision (1) of this subsection, any construction
21 on an improved lot on a subdivision or resubdivision plan approved
22 before, on or after the effective date of this section shall be required to
23 conform to a zoning change adopted subsequent to said lot becoming
24 an improved lot.

25 (B) For purposes of this subsection, (i) a lot shall be deemed vacant
26 until the date a building permit is issued with respect thereto and a
27 foundation has been completed in accordance with such building
28 permit but shall not be deemed vacant if any structures on such lot are
29 subsequently demolished, and (ii) a lot shall be deemed improved after
30 the date a building permit is issued with respect thereto and a
31 foundation has been completed in accordance with such building
32 permit.

33 (3) This subsection shall not alter or affect a nonconforming use or
34 structure as provided in section 8-2."

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