



*Making Great Communities Happen*

## **Connecticut Chapter of the American Planning Association**

**Testimony regarding**  
Proposed S.B. No. 766 –  
AN ACT CONCERNING THE EXPIRATION OF CERTAIN LAND USE PERMITS.

CCAPA opposes this proposed bill, which would force municipalities to hold all zoning, subdivision, and environmental permits active on a property until all such permits have expired. Currently, statute dictates that local development permits are each active for a maximum of ten years, including allowed extensions. It is reasonable to require applicants who have not moved forward on a development project for many years to come back to local regulatory bodies for re-approval so that developments can be constructed according to current local policy, zoning, and environmental regulations. This bill would essentially allow property owners to “restart the clock” on a development by re-applying for any one of the necessary permits without regard to regulations that may have changed significantly since the original applications.

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### **WHO WE ARE**

The Connecticut Chapter of the American Planning Association (CCAPA) has over 420 members who are governmental and consulting planners, land use attorneys, citizen planners, and other professionals engaged in planning and managing land use, economic development, housing, transportation, and conservation for local, regional, and State governments, private businesses and other entities. CCAPA has long been committed to assisting the legislature and State agencies with developing and furthering responsible growth management principles. The APA is an independent, not-for-profit, national educational organization that provides leadership in the development of vital communities.

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### **CONTACTS**

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