

# Planning and Development Committee JOINT FAVORABLE REPORT

**Bill No.:** HB-5392

AN ACT EXEMPTING CERTAIN VACANT LOTS FROM CONFORMANCE WITH

**Title:** CHANGES IN ZONING REGULATIONS.

**Vote Date:** 3/15/2024

**Vote Action:** Joint Favorable

**PH Date:** 3/6/2024

**File No.:**

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

## **SPONSORS OF BILL:**

Planning and Development Committee

## **REASONS FOR BILL:**

This bill amends the municipal planning commission statutes to exempt any vacant lot identified in a subdivision or re-subdivision plan recorded on or before 10/1/2024 from conforming to any zoning change made after its recording. Developable land is both scarce and expensive in Connecticut. If passed, this would result in an increased utilization of existing lots, and it would allow for more efficient use of land and greater affordability in land development.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

None expressed.

## **NATURE AND SOURCES OF SUPPORT:**

[Jim Perras, CEO, The Home Builders and Remodelers Association of Connecticut \(HRBA\)](#)

HRBA supports the bill but asks the committee to consider amending HB 5392 to extend similar protections to pre-existing, non-conforming lots. They supported this by stating such an exemption acknowledges historical investments and encourages land use flexibility, fostering increased housing supply without compromising property owners' initial expectations.

[Robert Wiedenmann, Homebuilder](#)

Robert stated that HB 5392 provides important protections for vacant lots in subdivisions and re-subdivisions that may be impacted by changes to local zoning regulations. However, he did request that the committee consider making an amendment to include similar protections for preexisting, non-conforming lots which were in existence prior to adoption of local zoning regulations. He supported this by stating some municipalities force the merger of these lots if adjoining properties are held in common ownership, rendering them unbuildable. By protecting these lots, it will provide a valuable opportunity for construction of housing on these properties.

**NATURE AND SOURCES OF OPPOSITION:**

[Gary Corigliano, Resident of CT](#)

Gary expressed opposition to this bill.

**Reported by: Ashley Orser**

**Date: 3/18/24**