



General Assembly

February Session, 2024

***Raised Bill No. 5278***

LCO No. 1143



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

***AN ACT CONCERNING INCENTIVES FOR TRANSIT-ORIENTED DEVELOPMENT.***

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

1 Section 1. Section 8-190 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2024*):

3 The commissioner is authorized to make planning grants and special  
4 planning grants to municipalities to facilitate the planning of  
5 development projects, provided [(a)] (1) no such grant shall be made in  
6 an amount in excess of fifty per cent of the estimated reasonable cost of  
7 such planning as determined by said commissioner, and [(b)] (2) the  
8 municipal share of such planning costs may be paid in noncash  
9 contributions, the value of such contributions to be determined by the  
10 commissioner. Planning grants and special planning grants may be  
11 made in amounts up to one hundred per cent of such planning costs (A)  
12 to any distressed municipality, as defined in section 32-9p, [in amounts  
13 up to one hundred per cent of such planning costs] or (B) for any project  
14 that qualifies as transit-oriented development, as defined in section 13b-  
15 79o, if the commissioner determines that there is a substantial likelihood

16 that the planned development project will be consummated. Special  
17 planning grants may be authorized for development projects consisting,  
18 predominantly, of industrial buildings, which it is anticipated, within  
19 eighteen months, shall have more than fifty per cent of the usable floor  
20 area unused or substantially underutilized and shall result in significant  
21 unemployment. Said commissioner may consult with and advise any  
22 development agency in the preparation of a plan for a development  
23 project.

24 Sec. 2. Subsection (b) of section 16a-35c of the general statutes is  
25 repealed and the following is substituted in lieu thereof (*Effective October*  
26 *1, 2024*):

27 (b) The Secretary of the Office of Policy and Management, in  
28 consultation with the Commissioners of Economic and Community  
29 Development, Housing, Energy and Environmental Protection,  
30 Administrative Services, Agriculture and Transportation, the regional  
31 councils of governments in the state and any other persons or entities  
32 the secretary deems necessary, shall develop recommendations for  
33 delineation of the boundaries of priority funding areas in the state and  
34 for revisions thereafter. In making such recommendations, the secretary  
35 shall consider areas designated as regional centers, growth areas,  
36 neighborhood conservation areas and rural community centers on the  
37 state plan of conservation and development, redevelopment areas,  
38 distressed municipalities, as defined in section 32-9p, any area suitable  
39 for transit-oriented development, as defined in section 13b-79o, targeted  
40 investment communities, as defined in section 32-222, public  
41 investment communities, as defined in section 7-545, enterprise zones,  
42 designated by the Commissioner of Economic and Community  
43 Development under section 32-70 and corridor management areas  
44 identified in the state plan of conservation and development. The  
45 secretary shall submit the recommendations to the Continuing  
46 Legislative Committee on State Planning and Development established  
47 pursuant to section 4-60d for review when the state plan of conservation  
48 and development is submitted to such committee in accordance with  
49 section 16a-29. The committee shall report its recommendations to the

50 General Assembly at the time said state plan is submitted to the General  
51 Assembly under section 16a-30. The boundaries shall become effective  
52 upon approval of the General Assembly.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	8-190
Sec. 2	<i>October 1, 2024</i>	16a-35c(b)

**Statement of Purpose:**

To provide planning grants and other incentives for municipal transit-oriented development projects.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*