



General Assembly

February Session, 2024

Raised Bill No. 5335

LCO No. 1983



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING THE DEVELOPMENT OF MIDDLE HOUSING.

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

1 Section 1. Subsection (b) of section 8-1a of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective October*
3 *1, 2024*):

4 (b) As used in this chapter and section 2 of this act:

5 (1) "Accessory apartment" means a separate dwelling unit that (A) is
6 located on the same lot as a principal dwelling unit of greater square
7 footage, (B) has cooking facilities, and (C) complies with or is otherwise
8 exempt from any applicable building code, fire code and health and
9 safety regulations;

10 (2) "Affordable accessory apartment" means an accessory apartment
11 that is subject to binding recorded deeds which contain covenants or
12 restrictions that require such accessory apartment be sold or rented at,
13 or below, prices that will preserve the unit as housing for which, for a
14 period of not less than ten years, persons and families pay thirty per cent
15 or less of income, where such income is less than or equal to eighty per

16 cent of the median income;

17 (3) "As of right" means able to be approved in accordance with the
18 terms of a zoning regulation or regulations and without requiring that
19 a public hearing be held, a variance, special permit or special exception
20 be granted or some other discretionary zoning action be taken, other
21 than a determination that a site plan is in conformance with applicable
22 zoning regulations;

23 (4) "Cottage cluster" means a grouping of at least four detached
24 housing units, or live work units, per acre that are located around a
25 common open area;

26 (5) "Live work unit" means a building or a space within a building
27 used for both commercial and residential purposes by an individual
28 residing within such building or space;

29 [(5)] (6) "Middle housing" means duplexes, triplexes, quadplexes,
30 cottage clusters and townhouses;

31 [(6)] (7) "Mixed-use development" means a development containing
32 both residential and nonresidential uses in any single building; and

33 [(7)] (8) "Townhouse" means a residential building constructed in a
34 grouping of three or more attached units, each of which shares at least
35 one common wall with an adjacent unit and has exterior walls on at least
36 two sides.

37 Sec. 2. (NEW) (*Effective October 1, 2024*) (a) Any zoning regulations
38 adopted pursuant to section 8-2 of the general statutes may allow for the
39 as of right development of middle housing on any lot that allows for
40 residential use, commercial use or mixed-use development, provided
41 such lot is served by a public sewage and water system.

42 (b) Any municipality that adopts zoning regulations that allow for
43 the as of right development of middle housing as described in
44 subsection (a) of this section shall be awarded one-quarter housing unit-
45 equivalent point pursuant to subdivision (6) of subsection (l) of section

46 8-30g of the general statutes, as amended by this act, for each dwelling
47 unit, as defined in section 47a-1 of the general statutes, for which a
48 certificate of occupancy has been issued by the municipality.

49 Sec. 3. Subdivision (6) of subsection (l) of section 8-30g of the general
50 statutes is repealed and the following is substituted in lieu thereof
51 (*Effective October 1, 2024*):

52 (6) For the purposes of this subsection, housing unit-equivalent
53 points shall be determined by the commissioner as follows: (A) No
54 points shall be awarded for a unit unless its occupancy is restricted to
55 persons and families whose income is equal to or less than eighty per
56 cent of the median income, except that (i) unrestricted units in a set-
57 aside development shall be awarded [one-fourth] one-quarter point
58 each; and (ii) dwelling units in middle housing developed as of right
59 pursuant to section 2 of this act shall be awarded one-quarter point each.
60 (B) Family units restricted to persons and families whose income is
61 equal to or less than eighty per cent of the median income shall be
62 awarded one point if an ownership unit and one and one-half points if
63 a rental unit. (C) Family units restricted to persons and families whose
64 income is equal to or less than sixty per cent of the median income shall
65 be awarded one and one-half points if an ownership unit and two points
66 if a rental unit. (D) Family units restricted to persons and families whose
67 income is equal to or less than forty per cent of the median income shall
68 be awarded two points if an ownership unit and two and one-half points
69 if a rental unit. (E) Elderly units restricted to persons and families whose
70 income is equal to or less than eighty per cent of the median income shall
71 be awarded one-half point. (F) A set-aside development containing
72 family units which are rental units shall be awarded additional points
73 equal to twenty-two per cent of the total points awarded to such
74 development, provided the application for such development was filed
75 with the commission prior to July 6, 1995. (G) A mobile manufactured
76 home in a resident-owned mobile manufactured home park shall be
77 awarded points as follows: One and one-half points when occupied by
78 persons and families with an income equal to or less than eighty per cent
79 of the median income; two points when occupied by persons and

80 families with an income equal to or less than sixty per cent of the median
81 income; and one-fourth point for the remaining units.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	8-1a(b)
Sec. 2	<i>October 1, 2024</i>	New section
Sec. 3	<i>October 1, 2024</i>	8-30g(l)(6)

Statement of Purpose:

To provide municipalities with one-quarter housing unit-equivalent point for each middle housing unit developed as of right.

[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.]