



General Assembly

Amendment

February Session, 2024

LCO No. 4840



Offered by:
REP. KAVROS DEGRAW, 17th Dist.

To: Subst. House Bill No. 5475

File No. 419

Cal. No. 275

**"AN ACT CONCERNING THE DEVELOPMENT OF HOUSING,
CHALLENGES TO CERTAIN DECISIONS OF MUNICIPAL
AGENCIES, AND THE CONVERSION OF VACANT NURSING
HOMES INTO MULTIFAMILY HOUSING."**

1 In line 43, before "owns", insert "(A)"

2 In line 44, before the period, insert ", (B) is exempt from taxation
3 pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, or
4 (C) is a municipal or regional water utility"

5 Strike section 3 in its entirety and renumber the remaining sections
6 and internal references accordingly

7 Strike section 4 in its entirety and insert the following in lieu thereof:

8 "Sec. 4 (NEW) (*Effective October 1, 2024*) (a) For the purposes of this
9 section, (1) "summary review" means able to be approved in accordance
10 with the terms of a zoning regulation or regulations and without
11 requiring that a public hearing be held, a variance, special permit or
12 special exception be granted or some other discretionary zoning action

13 be taken, other than a determination that a site plan is in conformance
14 with applicable zoning regulations and that public interests in health
15 and safety are not substantially impacted, (2) "dwelling unit" has the
16 same meaning as provided in section 47a-1 of the general statutes, (3)
17 "multifamily housing" has the same meaning as provided in section 8-
18 13m of the general statutes, and (4) "nursing home" has the same
19 meaning as provided in section 19a-490 of the general statutes.

20 (b) Any zoning regulations adopted by a municipality pursuant to
21 section 8-2 of the general statutes shall allow for the conversion of any
22 nursing home into multifamily housing subject only to summary
23 review, provided (1) such nursing home is a freestanding structure, (2)
24 such conversion does not result in the substantial alteration of the
25 footprint of such structure, (3) such conversion does not result in the
26 total demolition of such structure, and (4) the owner of such nursing
27 home has declared, in writing to the municipality, that such nursing
28 home has been vacant for a period of not less than ninety days
29 immediately preceding the submission of the summary review
30 application to the planning commission, zoning commission or
31 combined planning and zoning commission of the municipality.

32 (c) The summary review process for the approval of the conversion
33 of a nursing home into multifamily housing shall require that a decision
34 on any such application be rendered not later than sixty-five days after
35 receipt of such application by the planning commission, zoning
36 commission or combined planning and zoning commission, except an
37 applicant may consent to one or more extensions of not more than an
38 additional sixty-five days or may withdraw such application."