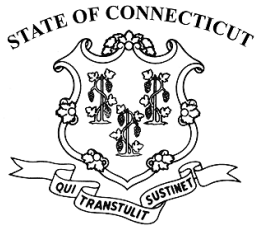

Senate Bill No. 1444

Public Act No. 25-164

AN ACT CONCERNING THE CONVERSION OF COMMERCIAL REAL PROPERTY FOR RESIDENTIAL USE.

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

Section 1. (NEW) (*Effective October 1, 2025*) (a) As used in this section:

(1) "Summary review" has the same meaning as provided in section 8-2r of the general statutes;

(2) "Commercial building" means a structure designed or used primarily for nonresidential purposes, including, but not limited to, hotels, retail space and office space. "Commercial building" does not include an industrial building;

(3) "Dwelling unit" has the same meaning as provided in section 47a-1 of the general statutes;

(4) "Industrial building" means a structure that is used primarily for industrial activity and is generally not open to the public, including, but not limited to, warehouses, factories and storage facilities; and

(5) "Residential development" means a structure or structures, or a portion of a structure, that contains one or more dwelling units.

(b) Any zoning regulations adopted pursuant to section 8-2 of the

general statutes may allow the conversion or partial conversion of any commercial building into a residential development subject only to summary review if the owner of such building certifies in writing to the municipality, in a form and manner prescribed by the municipality, that such building has (1) been vacant, or (2) had an average occupancy rate of less than fifty per cent, over the one-year period immediately preceding the application for such conversion or partial conversion.

(c) A municipality shall not condition the approval of the conversion or partial conversion of a commercial building into a residential development on the correction of a nonconforming use, structure or lot.

(d) Nothing in this section shall be interpreted or enforced to exempt the conversion or partial conversion of a commercial building into a residential development from the requirements of any applicable building code, fire safety code or fire prevention code. No municipality shall unreasonably delay any inspection required in connection with such conversion or partial conversion.

(e) The summary review application and review process for approval of the conversion or partial conversion of a commercial building into a residential development shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the applicable planning commission, zoning commission or combined planning and zoning commission, except that an applicant may consent to one or more extensions of not more than an additional sixty-five days or may withdraw such application.

(f) Notwithstanding the provisions of section 12-62 of the general statutes, no municipality shall subject a commercial building that has been converted or partially converted under this section to a revaluation, as defined in section 12-62 of the general statutes, for a period of three years from the date of issuance of a certificate of occupancy in connection with such conversion or partial conversion.

(g) A municipality that adopts zoning regulations pursuant to section 8-2 of the general statutes that allow for the conversion or partial conversion of any commercial building into a residential development pursuant to this section shall be given priority funding by the Commissioner of Economic and Community Development under the greyfield revitalization program established pursuant to section 99 of senate bill 1247 of the current session.

Governor's Action:
Approved July 8, 2025