
OLR Bill Analysis

HB 7035

AN ACT PROHIBITING A MUNICIPALITY FROM IMPLEMENTING A BAN ON MULTIFAMILY HOUSING DEVELOPMENT.

SUMMARY

This bill prohibits most municipalities from adopting zoning regulations that implement a temporary or permanent ban on developing multifamily housing. The bill applies to municipalities that exercise zoning powers under CGS § 8-2, rather than under a special act. Under the bill, “multifamily housing” is a building with at least three dwelling units.

Existing law prohibits regulations from placing a fixed numerical or percentage cap on the number of dwelling units allowed in the municipality that are multifamily properties with at least four units, mixed-use properties, or middle housing (i.e. duplexes, triplexes, quadplexes, cottage clusters, and townhouses).

EFFECTIVE DATE: July 1, 2025

BACKGROUND

Related Caselaw

In 1984 the Connecticut Supreme Court concluded, when reviewing a temporary moratorium on certain commercial development, that municipalities may adopt zoning regulations establishing moratoria under CGS § 8-2 (*Arnold Bernhard & Co. v. Westport Planning & Zoning Commission*, 194 Conn. 152 (1984)).

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 13 Nay 5 (03/06/2025)