



# Summary of PA 21-29

An Act Concerning The Zoning Enabling Act,  
Accessory Apartments, Training for Certain  
Land Use Officials, Municipal Affordable  
Housing Plans and a Commission on  
Connecticut's Development and Future



# Components of Legislation

- Reorganized and Clarified Zoning Enabling Act (8-2) to let communities know what they shall do, shall not do, and what they may do
- Allows Towns to Charge Technical Consultant Fees When Analyzing a Proposed Development
- Standards for Accessory Dwelling Units
- Required Training and Certification for Land Use and Zoning Enforcement Officers
- Clarified Process for Submission of Municipal Affordable Housing Plans
- Allow WPCA Plans to Include Plans for Developable Areas



Commission on  
Connecticut's  
Development  
and Future

**“evaluate policies related to land use, conservation, housing affordability and infrastructure”**



## Commission on Connecticut's Development and Future

- 36-member group
- Co-Chaired by OPM Secretary and appointment by Speaker/Senate President (House Majority Leader)
- Appointments from Governor, Legislative Leadership
- Participation from 6 State Agencies: OPM, DAS, DECD, DEEP, DOH, DOT
- Participation from Chairs and Ranking Members of 4 Committees:
  - Planning and Development
  - Environment
  - Housing
  - Transportation



# Commission on Connecticut's Development and Future

- Reporting Deadlines:
  - January 1, 2022 (Interim Report)
  - January 1, 2023 (Final Report)
- Specific Reporting Requirements:
  - State Plan of Conservation and Development
  - State's Consolidated Plan for Housing and Community Development
  - Municipal Affordable Housing Plans
  - Wastewater/Sewerage Systems
  - Model Design Guidelines



# Commission on Connecticut's Development and Future

- Proposed Working Groups:
  - State and Municipal Statutory Plan Reporting Process
  - Model Code Development
  - State Consolidated Housing Plan
  - Municipal Affordable Housing Plans
  - Wastewater/Sewerage Systems