

# Planning and Development Committee

## JOINT FAVORABLE REPORT

**Bill No.:** SB-970

AN ACT CONCERNING EXTENDING THE TIME OF EXPIRATION OF CERTAIN

**Title:** LAND USE PERMITS.

**Vote Date:** 3/21/2021

**Vote Action:** JOINT FAVORABLE

**PH Date:** 3/5/2021

**File No.:**

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### **SPONSORS OF BILL:**

Sen. Saud Anwar, 3rd Dist.

### **REASONS FOR BILL:**

The Covid pandemic has delayed development of some properties, potentially causing land use permits to expire. Expiration may financially harm developers and municipalities. The bill aims to extend the expiration date to minimize negative economic impacts.

### **RESPONSE FROM ADMINISTRATION/AGENCY:**

**David Lehman, Commissioner and Governor's Senior Economic Advisor**

**Department of Economic and Community Development:** Voiced support. The bill would extend time before the expiration of land use permits, allowing flexibility for owners and municipalities. Effects of expiration of permits would further delay normalcy following the pandemic.

### **NATURE AND SOURCES OF SUPPORT:**

**Betsy Gara, Executive Director of Connecticut Council of Small Towns (COST):** Voiced support, stating, "SB-970 is a simple measure that will ensure that local development projects can move forward more quickly."

**Donna Hamzy, Advocacy Manager of Connecticut Conference of Municipalities (CCM):**

Voiced support. Though executives orders are expiring, businesses and developers may need further extensions of related policies.

**Jim Perras, CEO of Home Builders & Remodelers Association**

**of Connecticut, Inc:** In support. Allowing permits to lapse can have a domino effect throughout the economy, as the building industry is a key element. Further, prices and availability of raw materials have been volatile since the pandemic, impacting the success and confidence of the industry.

**Evan J. Seeman, CT Bar Association Planning and Zoning Section:** In support: "The pandemic has made it difficult, if not impossible, for some permit holders to begin or complete work as required under permits. These permit-holders should not be penalized for their inability to exercise work under the permits due to the pandemic. Likewise, municipalities should not be at risk for having permit holders decide to walk away from previously approved projects due to an inability to complete work in a timely manner."

**NATURE AND SOURCES OF OPPOSITION:**

N/A

**Reported by: Colin Savino**

**Date: 03/24/2021**