



General Assembly

January Session, 2023

Committee Bill No. 6394

LCO No. 6014



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING INCENTIVES FOR TRANSIT-ORIENTED DEVELOPMENT.

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

1 Section 1. Section 8-190 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 The commissioner is authorized to make planning grants and special
4 planning grants to municipalities to facilitate the planning of
5 development projects, provided [(a)] (1) no such grant shall be made in
6 an amount in excess of fifty per cent of the estimated reasonable cost of
7 such planning as determined by said commissioner, and [(b)] (2) the
8 municipal share of such planning costs may be paid in noncash
9 contributions, the value of such contributions to be determined by the
10 commissioner. Planning grants and special planning grants may be
11 made (A) to any distressed municipality, as defined in section 32-9p, or
12 (B) for any project that qualifies as transit-oriented development, as
13 defined in section 13b-79o, in amounts up to one hundred per cent of
14 such planning costs if the commissioner determines that there is a
15 substantial likelihood that the planned development project will be
16 consummated. Special planning grants may be authorized for

17 development projects consisting, predominantly, of industrial
18 buildings, which it is anticipated, within eighteen months, shall have
19 more than fifty per cent of the usable floor area unused or substantially
20 underutilized and shall result in significant unemployment. Said
21 commissioner may consult with and advise any development agency in
22 the preparation of a plan for a development project.

23 Sec. 2. Subsection (b) of section 16a-35c of the general statutes is
24 repealed and the following is substituted in lieu thereof (*Effective October*
25 *1, 2023*):

26 (b) The Secretary of the Office of Policy and Management, in
27 consultation with the Commissioners of Economic and Community
28 Development, Housing, Energy and Environmental Protection,
29 Administrative Services, Agriculture and Transportation, the regional
30 councils of governments in the state and any other persons or entities
31 the secretary deems necessary, shall develop recommendations for
32 delineation of the boundaries of priority funding areas in the state and
33 for revisions thereafter. In making such recommendations, the secretary
34 shall consider areas designated as regional centers, growth areas,
35 neighborhood conservation areas and rural community centers on the
36 state plan of conservation and development, redevelopment areas,
37 distressed municipalities, as defined in section 32-9p, any area capable
38 of transit-oriented development, as defined in section 13b-79o, targeted
39 investment communities, as defined in section 32-222, public
40 investment communities, as defined in section 7-545, enterprise zones,
41 designated by the Commissioner of Economic and Community
42 Development under section 32-70 and corridor management areas
43 identified in the state plan of conservation and development. The
44 secretary shall submit the recommendations to the Continuing
45 Legislative Committee on State Planning and Development established
46 pursuant to section 4-60d for review when the state plan of conservation
47 and development is submitted to such committee in accordance with
48 section 16a-29. The committee shall report its recommendations to the
49 General Assembly at the time said state plan is submitted to the General

50 Assembly under section 16a-30. The boundaries shall become effective
51 upon approval of the General Assembly.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	8-190
Sec. 2	<i>October 1, 2023</i>	16a-35c(b)

Statement of Purpose:

To increase the financial viability of municipal transit-oriented development projects.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: REP. O'DEA, 125th Dist.

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