

OFFICE OF FISCAL ANALYSIS

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sHB-5335

AN ACT CONCERNING THE DEVELOPMENT OF MIDDLE HOUSING.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 25 \$	FY 26 \$
All Municipalities	Potential Savings	See Below	See Below

Explanation

The bill (1) permits municipal zoning regulations to allow as-of-right middle housing on certain lots if they meet specific criteria and (2) awards municipalities that adopt this regulation points toward a moratorium for each middle housing dwelling unit that is built.¹ This results in a potential savings to municipalities beginning in FY 25 for legal costs to the extent that more municipalities are awarded a moratorium.²

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of municipalities that are granted a moratorium.

¹ As of November 2023, three municipalities had an active moratorium granted under CGS 8-30g.

² Several municipalities reported spending up to \$215,000 on legal costs, appeals, and litigation related to CGS 8-30g projects within the past year.