



General Assembly

**Amendment**

February Session, 2024

LCO No. 5530



Offered by:  
REP. ZULLO, 99<sup>th</sup> Dist.

To: House Bill No. 5474

File No. 418

Cal. No. 274

(As Amended)

**"AN ACT REQUIRING MUNICIPAL REPORTS CONCERNING  
RESIDENTIAL CONSTRUCTION APPROVAL TO THE OFFICE OF  
RESPONSIBLE GROWTH."**

1 After the last section, add the following and renumber sections and  
2 internal references accordingly:

3 "Sec. 501. Subsection (b) of section 8-26a of the general statutes is  
4 repealed and the following is substituted in lieu thereof (*Effective October*  
5 *1, 2024*):

6 (b) (1) Notwithstanding the provisions of any general or special act  
7 or local ordinance, when a change is adopted in the zoning regulations  
8 or boundaries of zoning districts of any town, city or borough, no lot or  
9 lots shown on a subdivision or resubdivision plan for residential  
10 property which has been approved, prior to the effective date of such  
11 change, by the planning commission of such town, city or borough, or  
12 other body exercising the powers of such commission, and filed or

13 recorded with the town clerk, shall be required to conform to such  
14 change.

15 (2) (A) Any construction on a vacant lot shown on a subdivision or  
16 resubdivision plan approved before, on or after June 1, 2004, shall not  
17 be required to conform to a change in the zoning regulations or  
18 boundaries of zoning districts in a town, city or borough adopted after  
19 the approval of the subdivision or resubdivision. Notwithstanding  
20 subdivision (1) of this subsection, any construction on an improved lot  
21 shown on a subdivision or resubdivision plan approved before, on or  
22 after June 1, 2004, shall be required to conform to a zoning change  
23 adopted subsequent to said lot becoming an improved lot.

24 (B) Notwithstanding the provisions of subsection (a) of section 8-25  
25 and subsection (a) of section 8-26, any vacant lot that is depicted on a  
26 subdivision or resubdivision plan that has been recorded on or before  
27 October 1, 2024, in the land records of the municipality in which such  
28 vacant lot is located, if the recorded chain of title for such vacant lot  
29 references such subdivision or resubdivision plan, shall not be required  
30 to conform to a change in the zoning regulations or the boundaries of  
31 zoning districts in such municipality that is adopted after the approval  
32 or recording of the subdivision or resubdivision plan.

33 (C) Notwithstanding the provisions of subsection (a) of section 8-25  
34 and subsection (a) of section 8-26, any vacant lot that is depicted on a  
35 subdivision or resubdivision plan that, prior to the adoption of zoning  
36 regulations, has been recorded on or before October 1, 2024, in the land  
37 records of the municipality in which such vacant lot is located, shall not  
38 be required to conform to a change in the zoning regulations or the  
39 boundaries of zoning districts in such municipality that is adopted after  
40 the approval or recording of the subdivision or resubdivision plan if  
41 such vacant lot conformed at any time with any zoning regulations that  
42 would have applied to such vacant lot if such vacant lot was depicted  
43 on a subdivision or resubdivision plan recorded after the adoption of  
44 zoning regulations.

45        [(B)] (D) For purposes of this subsection, (i) a lot shall be deemed  
 46 vacant until the date a building permit is issued with respect thereto and  
 47 a foundation has been completed in accordance with such building  
 48 permit but shall not be deemed vacant if any structures on such lot are  
 49 subsequently demolished, and (ii) a lot shall be deemed improved after  
 50 the date a building permit is issued with respect thereto and a  
 51 foundation has been completed in accordance with such building  
 52 permit.

53        (3) This subsection shall not alter or affect a nonconforming use or  
 54 structure as provided in section 8-2."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	October 1, 2024	8-26a(b)