

OFFICE OF FISCAL ANALYSIS

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sHB-5475

AN ACT CONCERNING THE DEVELOPMENT OF HOUSING,
CHALLENGES TO CERTAIN DECISIONS OF MUNICIPAL
AGENCIES, AND THE CONVERSION OF VACANT NURSING
HOMES INTO MULTIFAMILY HOUSING.

AMENDMENT

LCO No.: 4840

File Copy No.: 419

House Calendar No.: 275

OFA Fiscal Note

See Fiscal Note Details

The amendment eliminates section 3 of the underlying bill, which removes the potential cost to municipalities associated with holding a public hearing.

The amendment changes section 4 to require municipalities exercising their zoning powers under the statutes to allow for the conversion of nursing homes that meet certain requirements into multifamily housing subject only to summary review, rather than as of right. This does not change the fiscal impact associated with this section in the underlying bill. Any fiscal impact to municipalities is dependent on the number of facilities and changes to the value of the facilities that are converted.¹

The amendment also makes a change related to who can intervene as a party in proceedings for a residential building permit application, which is not anticipated to have a fiscal impact.

The preceding Fiscal Impact statement is prepared for the benefit of the members of the General Assembly, solely for the purposes of information, summarization and explanation and does not represent the intent of the General

¹ This may result in a grand list increase or decrease to municipalities. Any grand list impact is dependent on how a building is valued before and after a conversion.

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(FN)

Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.