



General Assembly

Amendment

February Session, 2024

LCO No. 4334



Offered by:
REP. KAVROS DEGRAW, 17th Dist.

To: Subst. House Bill No. 5475

File No. 419

Cal. No. 275

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

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- 1 In line 43, before "owns", insert "(A)"
- 2 In line 44, before the period, insert ", or (B) is exempt from taxation
3 pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986"
- 4 Strike section 3 in its entirety and renumber the remaining sections
5 and internal references accordingly
- 6 Strike section 4 in its entirety and insert the following in lieu thereof:
- 7 "Sec. 4 (NEW) (*Effective October 1, 2024*) (a) For the purposes of this
8 section, (1) "summary review" means able to be approved in accordance
9 with the terms of a zoning regulation or regulations and without
10 requiring that a public hearing be held, a variance, special permit or
11 special exception be granted or some other discretionary zoning action
12 be taken, other than a determination that a site plan is in conformance

13 with applicable zoning regulations and that public interests in health
14 and safety are not substantially impacted, (2) "dwelling unit" has the
15 same meaning as provided in section 47a-1 of the general statutes, (3)
16 "multifamily housing" has the same meaning as provided in section 8-
17 13m of the general statutes, and (4) "nursing home" has the same
18 meaning as provided in section 19a-490 of the general statutes.

19 (b) Any zoning regulations adopted by a municipality pursuant to
20 section 8-2 of the general statutes shall allow for the conversion of any
21 nursing home into multifamily housing subject only to summary
22 review, provided (1) such nursing home is a freestanding facility, and
23 (2) the owner of such nursing home has declared, in writing to the
24 municipality, that such nursing home has been vacant for a period of
25 not less than ninety days immediately preceding the submission of the
26 summary review application to the planning commission, zoning
27 commission or combined planning and zoning commission of the
28 municipality.

29 (c) The summary review process for the approval of the conversion
30 of a nursing home into multifamily housing shall require that a decision
31 on any such application be rendered not later than sixty-five days after
32 receipt of such application by the planning commission, zoning
33 commission or combined planning and zoning commission, except an
34 applicant may consent to one or more extensions of not more than an
35 additional sixty-five days or may withdraw such application."