House of Representatives

General Assembly

File No. 356

January Session, 2025

Substitute House Bill No. 6996

House of Representatives, March 31, 2025

The Committee on Planning and Development reported through REP. KAVROS DEGRAW of the 17th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING PROTESTED CHANGES TO MUNICIPAL ZONING REGULATIONS.

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

Section 1. Subsection (b) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(b) Such regulations and boundaries shall be established, changed or repealed only by a majority vote of all the members of the zoning commission, except as otherwise provided in this chapter. In making its decision the commission shall take into consideration the plan of conservation and development, prepared pursuant to section 8-23, and shall state on the record its findings on consistency of the proposed establishment, change or repeal of such regulations and boundaries with such plan. If a protest against a proposed change is filed at or before a hearing with the zoning commission, signed by **[**the owners of twenty**]** fifty per cent or more of the **[**area**]** owners of the lots included in such

proposed change or of the lots within five hundred feet in all directions of the property included in the proposed change, such change shall not be adopted except by a majority vote **[**of two-thirds**]** of all the members of the commission.

This act shall take effect as follows and shall amend the following sections:		
Section 1	*July 1, 2025*	8-3(b)

PD *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General 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.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill makes various changes to zoning regulations and the protest petition process, which do not result in a fiscal impact.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

OLR Bill Analysis

sHB 6996

AN ACT CONCERNING PROTESTED CHANGES TO MUNICIPAL ZONING REGULATIONS.

SUMMARY

This bill generally limits the legal effect of protest petitions filed on proposals to change zoning regulations or district boundaries. It also modifies who may sign a protest petition.

By law, a proposal to establish, change, or repeal a zoning regulation or zoning district boundary is adopted if the zoning commission's members vote in favor of it, generally by a simple majority. However, under current law, the threshold is raised to a two-thirds majority if a valid protest petition is filed, making it more difficult to approve the proposal. Under the bill, the voting threshold remains a simple majority even if a valid protest petition is filed.

Under current law, to be valid, a protest petition must be signed by the owners of at least 20% of the (1) area of the lots included in the proposed change or (2) lots within 500 feet in all directions of the property included in the proposed change. Under the bill, it must be signed by the owners of at least 50% of the (1) total number of lots included in the proposal (rather than the area of the included lots) or (2) lots within 500 feet in all directions.

Additionally, there may be narrow situations where a protest petition could lower the voting threshold from a two-thirds majority to a simple majority, making it easier for the zoning commission to take certain actions (e.g., to opt out of the prohibition on certain parking minimums).

EFFECTIVE DATE: July 1, 2025

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute
Yea 13 Nay 7 (03/12/2025)