General Assembly **Substitute Bill No. 6996**

January Session, 2025

HB06996PD 031325

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 Subsection (b) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

(b) Such regulations and boundaries shall be established, changed or repealed only by a majority vote of all the members of the zoning commission, except as otherwise provided in this chapter.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.*