

OFFICE OF FISCAL ANALYSIS

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sHB-5395

AN ACT CONCERNING MODULAR OR PREFABRICATED HOMES.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 27 \$	FY 28 \$
Various Municipalities	Potential Savings	See Below	See Below

Explanation

The bill expands the type of housing units that qualify for housing unit-equivalent points toward a moratorium under the affordable housing land use appeals procedure.¹ This results in a potential savings to municipalities beginning in FY 27 for legal costs to the extent that more municipalities are awarded a moratorium.²

The bill makes other various changes to zoning laws that do not result in a fiscal impact as they do not impact the cost of administering zoning laws.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation and the number of moratoriums that are awarded.

¹ As of August 2025, five municipalities have an active moratorium granted under CGS 8-30g.

² Several municipalities reported spending up to \$215,000 on legal costs, appeals, and litigation related to CGS 8-30g projects within the past few years.