OFFICE OF FISCAL ANALYSIS

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sSB-338
AN ACT CONCERNING HOUSING UNIT-EQUIVALENT POINTS FOR DEVELOPMENTS SUBJECT TO LITIGATION.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 27 $	FY 28 $
Various Municipalities	Potential Cost	See Below	See Below

Explanation

The bill limits circumstances in which a municipality can earn housing unit equivalent points toward qualifying for a moratorium under the affordable housing land use appeals procedure.[1] This may result in a potential cost to municipalities beginning in FY 27 for legal costs to the extent fewer municipalities are awarded a moratorium.[2]

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.

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