



General Assembly

February Session, 2026

Raised Bill No. 5395

LCO No. 2073



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING MODULAR OR PREFABRICATED HOMES.

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

1 Section 1. (NEW) (*Effective October 1, 2026*) (a) As used in this section:

2 (1) "Modular or prefabricated home" means a completely assembled
3 and erected building or structure, including prefabricated unit service
4 equipment, of which the structural parts consist of prefabricated units
5 or prefabricated subassemblies. "Modular or prefabricated home" does
6 not include any mobile manufactured home, as defined in section 21-64
7 of the general statutes;

8 (2) "Prefabricated subassembly" means a built-up combination of
9 several structural elements designed and fabricated as an assembled
10 section of wall, ceiling, floor or roof to be incorporated into a building
11 or structure by on-site erection of two or more such subassemblies;

12 (3) "Prefabricated unit" means a built-up section forming an
13 individual structural element of a building or structure, such as a beam,
14 girder, plank, strut, column or truss, the integrated parts of which are
15 prefabricated, including the necessary means for erection and

16 connection at the site to complete the structural frame;

17 (4) "Prefabricated unit service equipment" means mechanical units,
18 fixtures and accessories comprising a complete service unit of
19 mechanical equipment, including bathroom and kitchen plumbing
20 assemblies, unit heating and air conditioning systems and loop-wiring
21 assemblies of electric circuits which may be either prefabricated or
22 constructed on site;

23 (5) "Prefabricated" means fabricated prior to erection or installation
24 in a building or structure; and

25 (6) "New" includes any unit not previously sold or occupied as a
26 dwelling unit.

27 (b) Any zoning regulations adopted pursuant to section 8-2 of the
28 general statutes or any special act shall allow for the as-of-right
29 development of a modular or prefabricated home on any lot that allows
30 for use as a single-family residence.

31 (c) Upon the adoption of zoning regulations that allow for the as-of-
32 right development of a modular or prefabricated home as described in
33 subsection (b) of this section, a municipality shall be awarded one-
34 quarter housing unit-equivalent point pursuant to subdivision (6) of
35 subsection (l) of section 8-30g of the general statutes, as amended by this
36 act, for each such home for which a certificate of occupancy has been
37 issued by the municipality.

38 Sec. 2. Subdivision (6) of subsection (l) of section 8-30g of the 2026
39 supplement to the general statutes is repealed and the following is
40 substituted in lieu thereof (*Effective October 1, 2026*):

41 (6) For the purposes of this subsection, housing unit-equivalent
42 points shall be determined by the commissioner as follows: (A) No
43 points shall be awarded for a unit unless its occupancy is restricted to
44 persons and families whose income is equal to or less than eighty per

45 cent of the median income, except that one-quarter point shall be
46 awarded for each (i) unrestricted [units] unit in a set-aside development,
47 [shall be awarded one-quarter point each, and] (ii) dwelling [units] unit
48 in a transit community middle housing [developments] development
49 developed pursuant to subdivision (2) of subsection (a) of section 8-2s,
50 [shall be awarded one-quarter point each] and (iii) modular or
51 prefabricated home developed pursuant to subsection (b) of section 1 of
52 this act; (B) family units restricted to persons and families whose income
53 is equal to or less than eighty per cent of the median income shall be
54 awarded one point if an ownership unit and one and one-half points if
55 a rental unit; (C) family units restricted to persons and families whose
56 income is equal to or less than sixty per cent of the median income shall
57 be awarded one and one-half points if an ownership unit and two points
58 if a rental unit; (D) family units restricted to persons and families whose
59 income is equal to or less than forty per cent of the median income shall
60 be awarded two points if an ownership unit and two and one-half points
61 if a rental unit; (E) elderly units restricted to persons and families whose
62 income is equal to or less than eighty per cent of the median income shall
63 be awarded one-half point; (F) a set-aside development containing
64 family units which are rental units shall be awarded additional points
65 equal to twenty-two per cent of the total points awarded to such
66 development, provided the application for such development was filed
67 with the commission prior to July 6, 1995; (G) a mobile manufactured
68 home in a resident-owned mobile manufactured home park shall be
69 awarded points as follows: (i) One and one-half points when occupied
70 by persons and families with an income equal to or less than eighty per
71 cent of the median income, (ii) two points when occupied by persons
72 and families with an income equal to or less than sixty per cent of the
73 median income, and (iii) one-fourth point for the remaining units; and
74 (H) any unit described in subparagraphs (A) to (G), inclusive, of this
75 subdivision shall be awarded an additional one-quarter point, provided
76 such unit was constructed by or in conjunction with a housing authority,
77 as defined in section 8-40, of a neighboring municipality.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	New section
Sec. 2	October 1, 2026	8-30g(1)(6)

Statement of Purpose:

To (1) require that zoning regulations allow the development of modular or prefabricated homes as of right on any lot that allows for use as a single-family home, and (2) award one-quarter housing unit-equivalent point for each modular or prefabricated home developed as of right.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]