



General Assembly

**Substitute Bill No. 5395**

February Session, 2026



**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" or "unit" means a completely  
3 assembled and erected building or structure containing one dwelling  
4 unit, as defined in section 47a-1 of the general statutes, including  
5 prefabricated unit service equipment, of which the structural parts  
6 consist of prefabricated units or prefabricated subassemblies. "Modular  
7 or prefabricated home" does not include any mobile manufactured  
8 home, as defined in section 21-64 of the general statutes;

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

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

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

24 (5) "Prefabricated" means fabricated prior to erection or installation  
25 in a building or structure.

26 (b) No zoning regulations adopted pursuant to section 8-2 of the  
27 general statutes or any special act shall impose conditions and  
28 requirements on any modular or prefabricated home or on lots  
29 containing any such home if those conditions and requirements are  
30 substantially different from conditions and requirements imposed by  
31 the municipality on (1) single-family dwellings, or (2) lots containing  
32 single-family dwellings.

33 (c) Upon the adoption of zoning regulations that allow for the  
34 development of a modular or prefabricated home as described in  
35 subsection (b) of this section, a municipality shall be awarded one-  
36 quarter housing unit-equivalent point pursuant to subdivision (6) of  
37 subsection (l) of section 8-30g of the general statutes, as amended by this  
38 act, for each such unit for which a certificate of occupancy has been  
39 issued by the municipality if such unit does not qualify for any other  
40 housing unit-equivalent points pursuant to said subdivision.

41 Sec. 2. Subdivisions (6) and (7) of subsection (l) of section 8-30g of the  
42 2026 supplement to the general statutes are repealed and the following  
43 is substituted in lieu thereof (*Effective October 1, 2026*):

44 (6) For the purposes of this subsection, housing unit-equivalent  
45 points shall be determined by the commissioner as follows: (A) No  
46 points shall be awarded for a unit unless its occupancy is restricted to  
47 persons and families whose income is equal to or less than eighty per  
48 cent of the median income, except that one-quarter point shall be  
49 awarded for each (i) unrestricted [units] unit in a set-aside development,

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

81 (7) [Points] Except as otherwise provided in subparagraph (A) of  
82 subdivision (6) of this subsection, points shall be awarded only for  
83 dwelling units which (A) were newly-constructed units in an affordable

84 housing development, as that term was defined at the time of the  
85 affordable housing application, for which a certificate of occupancy was  
86 issued after July 1, 1990, (B) were newly subjected after July 1, 1990, to  
87 deeds containing covenants or restrictions which require that, for at  
88 least the duration required by subsection (a) of this section for set-aside  
89 developments on the date when such covenants or restrictions took  
90 effect, such dwelling units shall be sold or rented at, or below, prices  
91 which will preserve the units as affordable housing for persons or  
92 families whose income does not exceed eighty per cent of the median  
93 income, or (C) are located in a resident-owned mobile manufactured  
94 home park.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	New section
Sec. 2	<i>October 1, 2026</i>	8-30g(1)(6) and (7)

**PD**      *Joint Favorable Subst.*