



House of Representatives

General Assembly

File No. 58

February Session, 2026

Substitute House Bill No. 5282

House of Representatives, March 18, 2026

The Committee on Planning and Development reported through REP. KAVROS DEGRAW of the 17th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE CONTINUING LEGISLATIVE COMMITTEE ON PLANNING AND DEVELOPMENT CONCERNING THE STATE PLAN OF CONSERVATION AND DEVELOPMENT.

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

1 Section 1. Section 16a-31 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2026*):

3 (a) The following actions when undertaken by any state agency, with
4 state or federal funds, shall be consistent with the plan:

5 (1) The acquisition of real property when the acquisition costs [are in
6 excess of two hundred thousand] exceed one million dollars;

7 (2) The development or improvement of real property when the
8 development costs [are in excess of two hundred thousand] exceed one
9 million dollars; and

10 [(3) The acquisition of public transportation equipment or facilities
11 when the acquisition costs are in excess of two hundred thousand
12 dollars; and]

13 [(4)] (3) The authorization of each state grant, any application for
14 which [is not pending on July 1, 1991] was submitted (A) prior to
15 October 1, 2026, for an amount [in excess of] exceeding two hundred
16 thousand dollars, or (B) on or after October 1, 2026, for an amount
17 exceeding one million dollars, for the acquisition or development or
18 improvement of real property. [or for the acquisition of public
19 transportation equipment or facilities.]

20 (b) Not later than January 1, 2027, and every five years thereafter, the
21 secretary shall adjust the amounts described in subsection (a) of this
22 section by the percentage change in the Producer Price Index by
23 Commodity: Construction (Partial) (WPU80), not seasonally adjusted,
24 or its successor index, as calculated by the United States Department of
25 Labor, over the preceding five calendar years, rounded to the nearest
26 multiple of one hundred dollars. The secretary shall publish such
27 adjusted amounts on the Internet web site of the Office of Policy and
28 Management.

29 [(b) A] (c) Each state agency shall [request, and the secretary shall
30 provide, an advisory statement commenting on] submit to the secretary,
31 in a form and manner prescribed by the secretary, a notice describing
32 the extent to which any of the actions specified in subsection (a) of this
33 section [conforms] conform to the plan. [and any] An agency may
34 [request and] consult with the secretary [shall provide such other
35 advisory reports as the state agency deems advisable] prior to
36 submitting such notice.

37 [(c)] (d) The secretary shall submit, and the State Bond Commission
38 shall consider prior to the allocation of any bond funds for any of the
39 actions specified in subsection (a) of this section, an advisory statement
40 commenting on the extent to which such action is in conformity with the
41 plan of conservation and development.

42 ~~[(d)]~~ ~~(e)~~ Notwithstanding the provisions of subsection ~~[(b)]~~ ~~(c)~~ of this
43 section, The University of Connecticut shall request, and the secretary
44 shall provide, an advisory statement commenting on the extent the
45 projects included in the third phase of UConn 2000, as defined in
46 subdivision (25) of section 10a-109c, conform to the plan and the
47 university may request and the secretary shall provide such other
48 advisory reports as the university deems advisable. Notwithstanding
49 subsection ~~[(c)]~~ ~~(d)~~ of this section, the secretary shall submit and the
50 State Bond Commission shall consider prior to the approval of the
51 master resolution or indenture for securities for the third phase of
52 UConn 2000, pursuant to subsection (c) of section 10a-109g, the advisory
53 statement prepared under this subsection.

54 ~~[(e)]~~ ~~(f)~~ Whenever a state agency is required by state or federal law to
55 prepare a plan, it shall consider the state plan of conservation and
56 development in the preparation of such plan. A draft of such plan shall
57 be submitted to the secretary who shall provide for the preparer of the
58 plan an advisory report commenting on the extent to which the
59 proposed plan conforms to the state plan of conservation and
60 development.

61 Sec. 2. Subsection (g) of section 8-23 of the 2026 supplement to the
62 general statutes is repealed and the following is substituted in lieu
63 thereof (*Effective July 1, 2026*):

64 (g) Any municipal plan of conservation and development scheduled
65 for adoption on or after July 1, ~~[2015]~~ 2026, shall identify the general
66 location and extent of any (1) areas served by existing sewerage systems,
67 (2) areas where sewerage systems are planned, and (3) areas where
68 sewers are to be avoided. In identifying such areas, the commission shall
69 consider the provisions of this section, ~~[and the priority funding area~~
70 ~~provisions of chapter 297a.]~~

71 Sec. 3. Subsection (a) of section 8-31c of the general statutes is
72 repealed and the following is substituted in lieu thereof (*Effective July 1,*
73 *2026*):

74 (a) (1) Wherever the term "regional planning agency" is used in the
 75 following general statutes, the term "regional council of governments"
 76 shall be substituted in lieu thereof; and (2) wherever the term "regional
 77 planning agencies" is used in the following general statutes, the term
 78 "regional councils of governments" shall be substituted in lieu thereof:
 79 8-35b, 8-35c, 8-164, 8-166, 8-189, 8-336f, 8-384, 13b-38a, 13b-79ll, 16-32f,
 80 16-50l, 16a-28, [16a-35c,] 22-26dd, 22a-102, 22a-118, 22a-137, 22a-207,
 81 22a-352, 23-8, 25-33e to 25-33h, inclusive, 25-68d, 25-102qq and 25-233.

82 Sec. 4. Subsection (d) of section 16a-27 of the 2026 supplement to the
 83 general statutes is repealed and the following is substituted in lieu
 84 thereof (*Effective July 1, 2026*):

85 (d) Any revision made after July 1, [2005] 2026, shall describe the
 86 progress towards achievement of the goals and objectives established in
 87 the previously adopted state plan of conservation and development and
 88 shall identify (1) areas where it is prudent and feasible (A) to have
 89 compact, transit accessible, pedestrian-oriented mixed-use
 90 development patterns and land reuse, and (B) to promote such
 91 development patterns and land reuse, and (2) [priority funding areas
 92 designated under section 16a-35c, and (3)] corridor management areas
 93 on either side of a limited access highway or a rail line. In designating
 94 corridor management areas, the secretary shall make recommendations
 95 that (A) promote land use and transportation options to reduce the
 96 growth of traffic congestion; (B) connect infrastructure and other
 97 development decisions; (C) promote development that minimizes the
 98 cost of new infrastructure facilities and maximizes the use of existing
 99 infrastructure facilities; and (D) increase intermunicipal and regional
 100 cooperation.

101 Sec. 5. Sections 16a-35c to 16a-35h, inclusive, of the general statutes
 102 are repealed. (*Effective July 1, 2026*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2026	16a-31

Sec. 2	<i>July 1, 2026</i>	8-23(g)
Sec. 3	<i>July 1, 2026</i>	8-31c(a)
Sec. 4	<i>July 1, 2026</i>	16a-27(d)
Sec. 5	<i>July 1, 2026</i>	Repealer section

PD *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill increases certain cost thresholds relating to the state plan of conservation and development and eliminates priority funding areas, which do not result in a fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sHB 5282*****AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE CONTINUING LEGISLATIVE COMMITTEE ON PLANNING AND DEVELOPMENT CONCERNING THE STATE PLAN OF CONSERVATION AND DEVELOPMENT.*****SUMMARY**

This bill makes several changes in laws related to the state plan of conservation and development (POCD). Among other things, it generally raises, from \$200,000 to \$1 million (adjusted for inflation regularly), the threshold at which certain state agency capital projects and grant authorizations must be consistent with the state POCD. (Generally, these same projects are also deemed “growth-related projects” under current law.) The bill also removes acquiring public transportation equipment or facilities from the list of grants and projects that must be consistent with the POCD.

Currently, (1) the state POCD must identify the boundaries for priority funding areas (PFAs) and (2) when state agencies fund or undertake a growth-related project, the project must be located in a priority funding area unless the agency complies with the statutory exception process. The bill eliminates both of these requirements, among other PFA-related requirements.

The POCD is a statement of the state’s development, resource management, and public investment policies. The Office of Policy and Management (OPM) develops the plan, which goes before the legislature for hearings and approval.

EFFECTIVE DATE: July 1, 2026

§ 1 — STATE AGENCY SPENDING MUST CONFORM TO POCD
Higher Threshold and Indexing to Inflation

Currently, the following projects, if they cost more than \$200,000, and are undertaken by a state agency with state or federal funds, must be consistent with the state POCD:

1. acquiring real property;
2. developing or improving real property;
3. acquiring public transportation facilities or equipment; and
4. authorizing state grants to (a) acquire, develop, or improve real property or (b) acquire public transportation equipment or facilities.

The bill (1) removes public transportation facilities and equipment from the list of covered projects and grant purposes and (2) increases the cost threshold for all other covered projects to more than \$1 million. The new threshold applies to state agencies' grant authorizations (the last listed item) only if the application is made on or after October 1, 2026.

By January 1, 2027, and every five years after that, the bill requires the OPM secretary to adjust the threshold by the percentage change in the Producer Price Index by Commodity: Construction (Partial) (WPU80), not seasonally adjusted, or its successor index, as calculated by the United States Department of Labor, over the preceding five calendar years, rounded to the nearest multiple of \$100. The secretary must publish the adjusted threshold on OPM's website.

Advisory Statements

Current law requires agencies undertaking covered projects to request and receive an advisory statement from OPM on the grant or project's conformity with the POCD. The bill eliminates this requirement and instead requires agencies to give OPM a notice explaining how their grant or project conforms to the POCD. It allows agencies to consult with the OPM secretary before submitting the notice.

§§ 2-5 — ELIMINATION OF PRIORITY FUNDING AREAS

The bill repeals references to PFAs and related requirements. Currently, these are areas that OPM specifies as part of the POCD, considering factors such as whether an area is a regional center, growth or conservation area, or located in a distressed municipality. Under the bill, OPM no longer must identify PFAs.

Current law requires growth-related projects (see above) to be undertaken in PFAs, with exceptions. In eliminating the PFA framework, the bill correspondingly eliminates this requirement.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 20 Nay 0 (03/06/2026)