

Planning and Development Committee JOINT FAVORABLE REPORT

Bill No: HB-5391 / [Bill Status](#) / [Public Hearing Testimony](#)

Title: AN ACT CONCERNING THE ENFORCEMENT OF ZONING REGULATIONS.

Vote Date: 3/13/2026

Vote Action: Joint Favorable Substitute

PH Date: 3/4/2026

File No.:

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SPONSORS OF BILL:

Planning and Development Committee

CO-SPONSORS OF BILL:

Rep. Steven Winter, 94th Dist.

REASONS FOR BILL:

The bill seeks to improve antiquated zoning enforcement regulations, particularly for urban municipalities in CT that derive their zoning authority through Special Acts rather than the Connecticut General Statutes Chapter 124 Zoning Section 8-2.

Currently, many urban municipalities like New Haven that are subject to Special Acts are unable to effectively use fines to deter violations of zoning regulations. In cases where fines are permitted under Special Acts, the amount levied is not on par with municipalities subject to CGS 8-2 and 8-12a and this bill aims to rectify the current salutatory limitations. Effective zoning regulation is necessary to improve quality of life and ensure compliance.

SUBSTITUTE LANGUAGE (IF APPLICABLE):

The substitute language makes technical corrections concerning the ability of a municipality exercising zoning authority pursuant to a special act to enforce zoning regulations pursuant to the provisions of section 8-12 of the general statutes.

RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed.

NATURE AND SOURCES OF SUPPORT:

City of New Haven, Executive Director, City Plan Department, Laura Brown: stressed that enforcement is currently hindered by the city's inability to impose relevant fines for zoning violations. For instance, she shared that the Special Act of 1925 caps the civil fine for zoning regulations to \$250, which is equivalent to the current cost of a permit, so there is little incentive for individuals and corporations to abide by the regulations. The bill would enable for the fines imposed by urban municipalities to increase and therefore encourage compliance with regulations intended to facilitate improved quality of life and commerce.

NATURE AND SOURCES OF OPPOSITION:

None expressed.

Reported by: Kyle Zingler

Date: 3/10/26