

Planning and Development Committee JOINT FAVORABLE REPORT

Bill No: SB-361 / [Bill Status](#) / [Public Hearing Testimony](#)

Title: AN ACT CONCERNING FEES IN LIEU OF SIDEWALK REQUIREMENTS.

Vote Date: 3/13/2026

Vote Action: Joint Favorable

PH Date: 3/4/2026

File No.:

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SPONSORS OF BILL:

Planning and Development Committee

CO-SPONSORS OF BILL:

Rep. Raghiv Allie-Brennan, 2nd Dist.

REASONS FOR BILL:

S.B. 361 was proposed to address challenges municipalities face when requiring developers to construct sidewalks as part of new development projects. In some cases, building sidewalks immediately alongside a project is impractical due to cost, terrain, lack of connectivity to existing sidewalks, or broader town planning priorities. As a result, towns may miss opportunities to expand pedestrian infrastructure in areas where sidewalks would be more useful or safe.

The bill was created to give municipalities greater flexibility by allowing them to collect a fee in lieu of requiring immediate sidewalk construction and place those funds into a dedicated account for future sidewalk projects. This approach aims to ensure that development still contributes to pedestrian infrastructure while allowing towns to plan and build sidewalks in locations where they will have the greatest impact on accessibility and safety.

RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed.

NATURE AND SOURCES OF SUPPORT:

Bill Adamson submitted 2 pieces of testimony in support of S.B. 361, citing a petition made by over 70 residents of Seabury in Bloomfield, Connecticut requesting the addition of sidewalks for safe walking and biking to the town center.

Robert Dickinson emphasizes the bill would provide safe passage for pedestrians and bicyclists within the town of Bloomfield, while also providing flexibility to developers.

Connecticut Bicycle and Pedestrian Advisory Board, Chair, Sandra Fry cites research prepared by the Western Connecticut Council of Governments in support of Payment in Lieu of Sidewalks (PILOS), which outlines 6 core legislative requirements for success.

Connecticut Council of Small Towns, Executive Director, Betsy Gara expresses support for the bill, stating that it will assist municipalities in creating safe, walkable areas for the general public. Gara also cites the report produced by the Western Connecticut Council of Governments, claiming that other states have had success in implementing this policy.

Connecticut Chapter of the American Planning Association, Government Relations Officer, John Guskowski supports the bill, as it creates a simple plan for municipalities to properly plan for pedestrian infrastructure. Guskowski also mentions the similarities between this bill and the municipal ability to charge a fee in lieu of subdivision open space.

Bloomfield Conservation Energy & Environment Committee, Chair, Paula Jones shares current challenges in creating necessary infrastructure for safe transportation alternatives in the town of Bloomfield. Current law allows developers to apply for a waiver under qualifying conditions that absolves them from adhering to sidewalk and path requirements in new developments. S.B. 361 would mitigate this issue, as it provides the developer an alternative through fee payment while ensuring the municipality has the necessary funds to build public infrastructure.

Western Connecticut Council of Governments, Executive Director, Francis Pickering supports the bill, citing research reported by the Western Connecticut Council of Governments that claims similar legislation in other states has proven successful. Pickering also emphasizes that S.B. 361 enhances safety and accessibility while imposing no cost to the State of Connecticut.

NATURE AND SOURCES OF OPPOSITION:

Home Builders & Remodelers Association of Connecticut, Inc, CEO, Jim Perras voices opposition to S.B. 361, arguing that the bill could encourage municipalities to adopt regulations over time that require a fee as a condition of development approval, regardless of if sidewalks in that area are contextually appropriate. Additionally, the fee is likely to increase uncertainty in the development process and could serve as a deterrent to developers.

Reported by: Aliana Montalvo

Date: 3/13/2026