



General Assembly

February Session, 2026

Raised Bill No. 5376

LCO No. 2247



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:
(INS)

AN ACT CONCERNING REAL ESTATE.

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

1 Section 1. (*Effective from passage*) (a) There is established a working
2 group to study the need for and viability of creating a streamlined state
3 court appeals process for any person or persons severally or jointly
4 aggrieved by any decision of a historic district commission or of any
5 officer thereof. Such report shall include, but need not be limited to, an
6 examination of the current state court appeals process for any person or
7 persons severally or jointly aggrieved by any decision of a historic
8 district commission or of any officer thereof and the duration of appeals
9 taken pursuant to such current state court appeals process.

10 (b) The task force shall consist of the following members:

11 (1) Two appointed by the speaker of the House of Representatives;

12 (2) Two appointed by the president pro tempore of the Senate;

13 (3) One appointed by the majority leader of the House of
14 Representatives;

15 (4) One appointed by the majority leader of the Senate;

16 (5) One appointed by the minority leader of the House of
17 Representatives;

18 (6) One appointed by the minority leader of the Senate; and

19 (7) The Commissioner of Economic and Community Development,
20 or the commissioner's designee.

21 (c) Any member of the task force appointed under subdivision (1),
22 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member
23 of the General Assembly.

24 (d) All initial appointments to the task force shall be made not later
25 than thirty days after the effective date of this section. Any vacancy shall
26 be filled by the appointing authority.

27 (e) The speaker of the House of Representatives and the president pro
28 tempore of the Senate shall select the chairpersons of the task force from
29 among the members of the task force. Such chairpersons shall schedule
30 the first meeting of the task force, which shall be held not later than sixty
31 days after the effective date of this section.

32 (f) The administrative staff of the joint standing committee of the
33 General Assembly having cognizance of matters relating to insurance
34 and real estate shall serve as administrative staff of the task force.

35 (g) Not later than January 1, 2027, the task force shall submit a report
36 on its findings and recommendations to the joint standing committee of
37 the General Assembly having cognizance of matters relating to
38 commerce and insurance and real estate, in accordance with the
39 provisions of section 11-4a of the general statutes. The task force shall
40 terminate on the date that it submits such report or January 1, 2027,
41 whichever is later.

42 Sec. 2. Section 8-30g of the 2026 supplement to the general statutes is

43 amended by adding subsection (n) as follows (*Effective October 1, 2026*):

44 (NEW) (n) Notwithstanding any provisions of this section to the
45 contrary, a commission may deny or return as incomplete any
46 affordable housing application that utilizes nonstandard, prefabricated
47 or proprietary construction assemblies if the applicant fails to provide a
48 preliminary life safety report. Such report shall be prepared by a
49 licensed professional engineer or fire protection engineer and shall
50 certify that the proposed design, including means of egress and fire-
51 rated separations, is capable of compliance with the State Building Code
52 and State Fire Safety Code without requiring a modification to the
53 proposed design. The commission may require a third-party peer
54 review of said report at the applicant's expense.

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

Statement of Purpose:

To: (1) Establish a working group to study the need for and viability of creating a streamlined state court appeals process for any person aggrieved by a decision of a historic district commission, and (2) allow a commission to deny or return certain affordable housing applications.

[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.]