



General Assembly

February Session, 2026

Raised Bill No. 5396

LCO No. 2231



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING AFFORDABLE HOUSING DEVELOPMENT ON CERTAIN LAND OWNED BY A RELIGIOUS ORGANIZATION.

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) "Religious organization affordable housing development" means
3 a development proposed by a religious institution or jointly proposed
4 by a religious institution and any other developer that is located on real
5 property owned by such religious organization where not less than
6 thirty per cent of the proposed dwelling units are subject to a deed
7 restriction that requires, for not less than forty years after the initial
8 occupation of the proposed development, that such units be sold or
9 rented at, or below, a cost in rent or mortgage payments equivalent to
10 not more than thirty per cent of the annual income of individuals and
11 families earning sixty per cent of the median income of the state or the
12 area median income as determined by the United States Department of
13 Housing and Urban Development, whichever is less;

14 (2) "Dwelling unit" has the same meaning as provided in section 47a-
15 1 of the general statutes;

16 (3) "Religious organization" has the same meaning as provided in
17 section 49-31k of the general statutes; and

18 (4) "Summary review" has the same meaning as provided in section
19 8-2r of the general statutes.

20 (b) Notwithstanding the provisions of any zoning regulations
21 adopted pursuant to section 8-2 of the general statutes or any special act,
22 except as provided in subsection (c) of this section, any proposed
23 religious organization housing development shall be allowed subject
24 only to summary review, provided such summary review process shall
25 not consider any zoning regulations that impose restrictions on the
26 density of development or the height of any structure.

27 (c) The provisions of subsection (b) of this section shall not apply to
28 any real property:

29 (1) Owned by a religious organization for fewer than three years;

30 (2) Located in a special flood hazard area designated on a flood
31 insurance rate map published by the National Flood Insurance Program;

32 (3) Located within a radius of three thousand two hundred feet of any
33 facility that extracts or refines oil or natural gas;

34 (4) Lacking adequate access to water or sewerage infrastructure; or

35 (5) Used as a cemetery.

36 (d) The provisions of subsection (b) of this section shall not apply to
37 any development that would require the demolition of any property
38 listed in the (1) National Register of Historic Places, or (2) State Register
39 of Historic Places, provided such demolition may occur for property
40 listed in said state register if such demolition has been approved in
41 writing by the State Historic Preservation Officer.

42 (e) The summary review process specified in subsection (b) of this

43 section shall require that a decision on any application be rendered not
44 later than ninety days after receipt of such application by the planning
45 commission, zoning commission or combined planning and zoning
46 commission, except an applicant may consent to one or more extensions
47 of not more than an additional ninety days or may withdraw such
48 application.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	New section

Statement of Purpose:

To allow the construction of religious organization affordable housing developments subject to summary review.

[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.]