



General Assembly

February Session, 2026

Raised Bill No. 5505

LCO No. 2463



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

**AN ACT CONCERNING THE USE OF CERTAIN COMMERCIAL
WAREHOUSES FOR THE HOUSING OR SHELTER OF PERSONS.**

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

1 Section 1. (NEW) (*Effective from passage*) (a) As used in this section: (1)
2 "Commercial warehouse" means any building or structure that (A)
3 exceeds twenty-five thousand square feet, and (B) is primarily designed
4 for, or has previously been used for, the importation, storage or
5 distribution of goods in commerce, (2) "municipality" has the same
6 meaning as provided in section 7-148 of the general statutes, and (3)
7 "person" has the same meaning as provided in section 7-148hh of the
8 general statutes.

9 (b) (1) Notwithstanding the provisions of any municipal charter,
10 ordinance, regulation or resolution, any special act or any provision of
11 the general statutes, no person shall use, operate or permit the use of a
12 commercial warehouse to house or provide shelter to any individual for
13 a period exceeding twenty-four hours without first obtaining a permit
14 from the municipality in which such warehouse is located.

15 (2) Any such municipality shall hold a public hearing on any permit

16 application submitted pursuant to subdivision (1) of this subsection and
17 approve or deny the application not later than one hundred eighty
18 business days after the submission of such application. Any such permit
19 applicant shall deliver notice of the permit application, by certified or
20 registered mail, to each person appearing of record as an owner of
21 property that abuts the property upon which the commercial warehouse
22 proposed for use or operation as housing or shelter is located. Such
23 notice shall be given not later than three business days after the
24 submission of any permit application pursuant to this subdivision.

25 (c) No municipality shall issue a permit pursuant to this section
26 unless the applicant demonstrates that each individual to be housed or
27 sheltered in the commercial warehouse shall have continuous access to:

28 (1) Sanitary restroom and shower facilities;

29 (2) Potable drinking water;

30 (3) Sleeping accommodations, including a bed, cot or elevated
31 sleeping surface with clean bedding materials, and adequate space to
32 maintain health and safety;

33 (4) Sufficient heating and cooling systems to maintain a comfortable
34 indoor temperature; and

35 (5) Storage sufficient to secure personal belongings.

36 (d) No commercial warehouse shall be used or operated as housing
37 or a shelter pursuant to this section unless such commercial warehouse:

38 (1) Complies with the requirements of the State Building Code, Fire
39 Prevention Code, Fire Safety Code and Public Health Code applicable
40 to public lodging accommodations; and

41 (2) Provides not less than two hundred square feet of space inside
42 such warehouse for each individual housed or sheltered in such
43 warehouse.

44 (e) Following the issuance of a permit pursuant to this section, the
45 municipality may require that the permit holder provide written
46 evidence of compliance with this section as long as the commercial
47 warehouse remains in use or operation as housing or shelter. Evidence
48 of compliance may be obtained through an inspection of such
49 warehouse by the municipality, including by the zoning enforcement
50 officer, any public health official or any code official employed by the
51 municipality.

52 (f) A municipality may revoke or suspend a permit issued pursuant
53 to this section if the permit holder violates any provision of this section.

54 (g) A municipality may, by vote of its legislative body or, in a
55 municipality where the legislative body is a town meeting, by vote of
56 the board of selectmen, opt out of the provisions of this section
57 regarding authorization for the use of a commercial warehouse as
58 housing or shelter.

59 (h) Nothing in this section shall be construed to limit the use or
60 operation of a commercial warehouse as housing or shelter (1) in
61 connection with a declaration of an emergency or a major disaster by
62 the Governor pursuant to title 28 of the general statutes, or (2) if such
63 warehouse has been converted into a residential property pursuant to
64 section 8-2t of the general statutes.

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

Statement of Purpose:

To require municipal approval before using a commercial warehouse for the housing or shelter of persons.

[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.]