



Governor Ned Lamont

Fact Sheet: 2025 Legislative Proposal

SENATE BILL 1252

AN ACT ESTABLISHING PRIORITY HOUSING DEVELOPMENT ZONES

The Current Situation

Connecticut is reported to have the most constrained housing supply in the nation, meaning the severe housing shortage throughout the state is affecting nearly all income levels.

Over the years, it has become clear that there is no one-size-fits-all approach to addressing the housing shortage in the state. Connecticut can only move forward if there is engagement and collaboration between the private sector, who build residences, and municipal leadership.

As Connecticut continues to attract more young professionals and industry leaders, our housing infrastructure needs to support the growing demand.

Governor Lamont's Solution

Remove specific local barriers to housing development, in exchange for offering municipalities an easier path to a moratorium under 8-30g, the state's Affordable Housing Appeals law.

The proposal provides an option for municipalities to designate a "priority housing development zone" with a minimum density of as-of-right multifamily allowed over 10% of the municipality's developable land area. This change will make it easier for a private developer to invest in housing opportunities within that zone. Establishing these zones will reduce both risk and cost to interested developers. Municipalities will also maintain control



throughout the development process within a structured format that is both simple and predictable.

In exchange, the current number of housing unit equivalent points required of municipalities to qualify for a moratorium under 8-30g will decrease by 0.25 percentage points.