

**House Bill No. 5474**

Sec. 3. (NEW) (*Effective October 1, 2024*) (a) For the purposes of this section, (1) "summary review" means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted, (2) "dwelling unit" has the same meaning as provided in section 47a-1 of the general statutes, as amended by this act, (3) "multifamily housing" has the same meaning as provided in section 8-13m of the general statutes, and (4) "nursing home" has the same meaning as provided in section 19a-490 of the general statutes.

(b) Any zoning regulations adopted by a municipality pursuant to section 8-2 of the general statutes shall allow for the conversion of any nursing home into multifamily housing subject only to summary review, provided (1) such nursing home is a freestanding structure, (2) such nursing home is not a nonconforming use, (3) such conversion does not result in the substantial alteration of the footprint of such structure, (4) such conversion does not result in the total demolition of such structure, and (5) the owner of such nursing home has declared, in writing to the municipality, that such nursing home has been vacant for a period of not less than ninety days immediately preceding the submission of the summary review application to the planning commission, zoning commission or combined planning and zoning commission of the municipality.

(c) Notwithstanding the provisions of subdivisions (3) and (4) of subsection (b) of this section, a municipality may require that a public hearing be held, a variance, special permit or special exemption be granted or some other discretionary zoning action be taken if the conversion of the nursing home structure into multifamily housing will result in the substantial alteration of the footprint of such structure or

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the total demolition of such structure.

(d) The summary review process for the approval of the conversion of a nursing home into multifamily housing shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the planning commission, zoning commission or combined planning and zoning commission, except an applicant may consent to one or more extensions of not more than an additional sixty-five days or may withdraw such application.

Sec. 4. Subsection (c) of section 4b-21 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2024*):

(c) (1) Not later than thirty days after receipt of such notification from the secretary, the following agencies shall determine and notify the secretary in writing if the land, improvement or interest serves the following needs: [(1)] (A) The Commissioner of Economic and Community Development, whether it can be used or adapted for economic development or exchanged for property that can be used for economic development; [(2)] (B) the Commissioner of Transportation, whether it can be used for transportation purposes; [(3)] (C) the Commissioner of Energy and Environmental Protection, whether it can be used for open space purposes or to otherwise support the department's mission; [(4)] (D) the Commissioner of Agriculture, whether it can be used for farming or agricultural purposes; [(5)] (E) the Commissioner of Veterans Affairs, whether it can be used for veterans' housing; [(6)] (F) the Commissioner of Children and Families, whether it can be used to support the department's mission; [(7)] (G) the Commissioner of Developmental Services, whether it can be used to support the department's mission; [(8)] (H) the Commissioner of Administrative Services, whether it can be used to house state agencies or can be leased; and [(9)] (I) the Commissioner of Housing, whether it can be used as an emergency shelter or transitional living facility for