



Bill SB 416: AN ACT CONCERNING THE CONVERSION OF COMMERCIAL REAL PROPERTY FOR RESIDENTIAL USE

LINK TO SUBMIT TESTIMONY IN PLANNING & DEVELOPMENT COMMITTEE:

https://www.cga.ct.gov/aspx/CGATestimonySub/CGAtestimonysubmission.aspx?comm_code=PD

Public Hearing Date: Click 3/13/2024, 10AM Support or Oppose: OPPOSE

Bill Number: Click SB416

Bill Language: <https://www.cga.ct.gov/2024/TOB/S/PDF/2024SB-00416-R00-SB.PDF>

To Submit: Choose Cut & Paste into box provided or upload a PDF(preferred) or Word Doc

A commercial building such as warehouses, factories, storage facilities and buildings used for other industrial activity can be converted into a residential building development “as of right.”

OPPOSE:

Warehouses and factories are typically situated in industrial zones, not commercial zones but one size policy does not fit all circumstances statewide and such a differing change of use should not need to be provided “as of right” as a special permit can also achieve the same result and not delay development. In addition, certain areas of factories and industrial use are often more car centric, which may not be the best place for residential development.

Industrial zones do not currently permit 8-30g development and this bill, if passed, would permit significant development in these zones. There is significant need for warehouse space in Connecticut thanks in part due to the continued rise of the ecommerce space, light manufacturing, etc. and we should be preserving these areas for commercial use to bolster our economy.

In addition, commercial and industrial uses provide needed revenues and income to municipalities, which helps keep mill rates lower. Removing business income to be replaced by residential housing development only will place greater burden on property taxpayers to cover the annual operating budget of the municipality. As a result, greater volatility in the real estate markets could cause significant financial burdens on homeowners and renters during market downturns. This bill says nothing about mixed use development which could provide better opportunities.