



General Assembly

January Session, 2025

Proposed Bill No. 6110

LCO No. 1610



Referred to Committee on HOUSING

Introduced by:
REP. MENAPACE, 37th Dist.

**AN ACT PROVIDING INCENTIVES FOR CONVERSION OF
COMMERCIAL BUILDINGS TO MIXED-USE DEVELOPMENTS.**

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

- 1 That the general statutes be amended to provide incentives for
2 developers to convert commercial buildings to mixed-use
3 developments, with such incentives to include, but not be limited to: (1)
4 Waiving parking requirements for such conversion in transit-oriented
5 development zones, (2) allowing phased compliance and alternative
6 paths for meeting energy standards for older construction and
7 expediting environmental review for such conversion, (3) offering
8 guidance to municipalities on such conversion, and (4) requiring that
9 each such conversion be included in the calculation of the threshold for
10 exemption from the affordable housing appeals procedure.

Statement of Purpose:

To provide incentives for developers to convert commercial buildings to mixed-use developments.