

Government Affairs Update

As the 2026 legislative session approaches, the HBRA of CT Government Relations team continues to work aggressively on behalf of our members. Here's what's ahead:

Special Session on Housing

Governor Lamont vetoed Public Act 25-47 (formerly HB 5002) earlier this summer, citing concerns with its "Fair Share" provisions. A special session is expected this September or October.

In response, HBRA of CT delivered a detailed letter to the Governor proposing constructive solutions:

- **Fair Share:** Strengthen §8-30j Affordable Housing Plans by incorporating the 2023 Affordable Housing Working Group checklist, ensuring accountability without rigid unit mandates.
- **Parking Reform:** Allow towns to require up to one space per bedroom, capped at two per unit, to balance development with local needs.
- **As-of-Right Redevelopment:** Permit modest as-of-right development (2–4 units) in residential zones with existing infrastructure rather than broad commercial conversions.
- **Code Adoption Reform:** Transition to a six-year building code cycle to streamline updates and reduce compliance burdens.

[Click [here](#) to read HBRA CT's letter to the Governor]

Septic Regulation Working Group

Last session, HBRA of CT successfully stopped burdensome new septic regulations that would have rolled back years of reform and imposed costly nitrogen assessments on smaller systems.

Instead, Public Act 25-97 created a legislative working group to recommend balanced reforms that protect public health while supporting housing growth. HBRA of CT is proud to serve on this group, represented by CEO Jim Perras and members:

- Bob Wiedenmann, Sunwood Development

- Dadd Potts, GEOMATRIX
 - Matt Gilchrist, EG Home
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Legislative Builders' Roundtable

This fall, a new Legislative Builders' Roundtable—spearheaded by Rep. Kerry Wood, Chairwoman of the Insurance & Real Estate Committee—will bring lawmakers and HBRA members together to tackle regulatory and utility challenges that slow housing production and drive up costs.

Participating legislators include Rep. Wood, Rep. Cara Pavlock-D'Amato, Rep. Jill Barry, and Rep. Stephen Meskers. Insights from these discussions are expected to shape a pro-housing production bill for the 2026 session.

HBRA of CT extends thanks to the following members who have joined CEO Jim Perras in this important work:

- Bob Wiedenmann, Sunwood Development
 - Matt Gilchrist, EG Home
 - Rob Michaud, Michaud Development
 - Johnny Carrier, Carrier Group, Inc.
 - Liz Verna, Verna Builders & Developers
 - Eric Santini, Jr., Santini Living
 - Chris Steiner, Steiner Inc.
 - Ken Boynton, Boynton Construction Inc.
 - Jerry Effren, Grey Rock Homes
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Looking Ahead

From blocking harmful septic rules to shaping the state's housing policy, HBRA of CT is at the table—driving solutions that protect our industry, expand housing opportunities, and strengthen Connecticut's future.