



**HOME BUILDERS & REMODELERS ASSOCIATION
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**END OF 2025 LEGISLATIVE SESSION
PRIORITY BILLS
STATUS REPORT**

STATUS OF BILLS SUPPORTED BY THE HBRA:

1. H.B. 5002: AN ACT CONCERNING HOUSING AND THE NEEDS OF HOMELESS PERSONS.

- *H.B. 5002 is a contentious statewide housing reform bill designed to increase housing production by modernizing zoning practices, requiring municipalities to proactively plan for affordable housing, and reducing regulatory barriers that hinder development. The bill establishes a unified framework to address Connecticut's housing shortage, with special focus on local accountability, land use flexibility, and an attempt at equitable housing distribution.*
- A more detailed review of this omnibus bill and its impact on our industry will be provided in the official HBRA CT legislative Wrap Up Report and subsequent Government Affairs meetings. **PASSED**

2. H.B. [1465](#): AN ACT AUTHORIZING THE COMMISSIONER OF CONSUMER PROTECTION TO ALLOW CERTAIN SKILLED TRADE LICENSEES TO DEVIATE FROM CERTAIN SKILLED TRADE HIRING RATIOS.

- *The HBRA of CT created a coalition of pro-business and trade associations to aid in the passing of SB 1465. This bill is a pro-jobs and economic growth bill that amends existing hiring ratios to allow for a 1:1 ratio for the first 8 apprentices (expanded from first 3).* **PASSED**

3. H.B. [6992](#): AN ACT ESTABLISHING THE HOMES FOR CT LOAN PROGRAM.

- *HBRA of CT worked closely with the Chair of the Banks committee and others in the creation of HB 6992 which was drafted to support developers of new residential construction by providing loan guarantees and subordinate loans through CHFA. This bill was included in the Bond Bill, [H.B. 7288](#) (See line 383) **PASSED***

4. H.B. [5704](#): AN ACT CREATING A CONSTRUCTION PIPELINE PROGRAM.

- *The HBRA of CT worked closely with HBRA member and Representative, Tim Ackert in drafting an omnibus construction workforce development bill. The bill was whittled down in Committee to simply establishing a working group to study and make recommendations on developing a construction workforce pipeline program to train both students and workers for job placement with employers in the skilled trades. The HBRA expects to play an active role on the working group. **DIED***

5. H.B. [7113](#): AN ACT PERMITTING MUNICIPALITIES TO ESTABLISH LIGHT TOUCH DENSITY HOUSING.

- *This bill statutorily defines Light Touch Density (LTD) and allows towns to zone for LTD as-of-right where public sewer and water infrastructure already exists. This would allow for a low-cost, naturally occurring workforce housing that does not require new government bureaucracy, mandates, or subsidies. (DIED) However, similar language was included to [HB 5002](#) that allows as-of-right Missing Middle Housing in certain commercially zoned areas)*

6. H.B. [7157](#): AN ACT CONCERNING VARIOUS REVISIONS TO THE PUBLIC HEALTH STATUTES

- *This bill was amended to incorporate the language from H.B. 7247 which was drafted by the HBRA to freeze DPH's regulations that would have gone into effect 7/1/2025 and would have dramatically increased the costs of installing larger septic systems.*
- *The amended language requires the majority leaders' roundtable group on affordable housing to convene a working group to assess and make recommendations on (1) regulatory requirements for sewage disposal, including nitrogen discharge limits and their impact on housing development, public health, and the environment, and (2) balancing the costs of housing development and a risk-based approach to protecting public health and the environment. PASSED*

7. H.B. [7035](#): AN ACT PROHIBITING A MUNICIPALITY FROM IMPLEMENTING A BAN ON MULTIFAMILY HOUSING DEVELOPMENT.

- *This bill prohibits towns from instituting temporary bans on multifamily housing development arbitrarily delay housing development and should be prohibited. These bans are used as a pretense to plan for multifamily housing development when it is clear their purpose is to delay housing development and thereby extend our ongoing housing crisis. DIED*

STATUS OF BILLS OPPOSED BY THE HBRA:
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1. H.B. [7119](#): AN ACT CONCERNING THE STATE FIRE PREVENTION CODE, STATE FIRE SAFETY CODE, STATE BUILDING CODE AND ELEVATOR INSPECTIONS.

- *This bill would have expanded the Codes & Standards Committee to include two new appointments, include an expert in sprinkler installation and an expert in commercial fire alarm installation. It would have created a bad precedent by adding special interests to the Committee. DIED*

2. H.B. [6955](#): AN ACT CONCERNING THE LIABILITY OF A CONTRACTOR FOR UNPAID WAGES OWED TO AN EMPLOYEE OF A SUBCONTRACTOR FOR PERFORMANCE OF LABOR ON A CONSTRUCTION CONTRACT.

- *This bill would have imposed undue liability and regulatory burdens which would have slowed production and resulted in increased costs to be passed on to the consumer. (DIED)*

3. H.B. [6967](#): AN ACT CONCERNING THE ASSIGNMENT OF POST-LOSS HOMEOWNERS AND COMMERCIAL PROPERTY INSURANCE BENEFITS AND HOME IMPROVEMENT CONTRACTORS AND SALESPERSONS.

- *This bill would have imposed regulatory burdens on contractors, restricted assignment of benefits and placed homeowners in an even more unequal bargaining position with insurance companies. **DIED***

4. H.B. [5004](#): AN ACT CONCERNING THE PROTECTION OF THE ENVIRONMENT AND THE DEVELOPMENT OF RENEWABLE ENERGY SOURCES AND ASSOCIATED JOB SECTORS.

- *This bill, as originally drafted, would have impose stricter energy efficiency requirements for appliances and HVAC systems, increased construction costs and would have created regulatory uncertainty by giving DEEP carte blanche to expand regulated appliances.*
- *Through the advocacy of the HBRA and others with bill was watered down significantly, eliminating increased regulations on appliances and HVAC systems, among other things.*

PASSED

5. H.B. [5749](#): AN ACT CONCERNING ADVANCED SEPTIC SYSTEMS WITH NITROGEN-REMOVAL FEATURES.

- *This bill would have allowed DEEP to arbitrarily designate “Environmentally sensitive areas” and mandate all new and replaced septic systems be equipped with costly nitrogen removal systems that require costly maintenance and continued monitoring and inspections. **DIED***

6. H.B. [6889](#): AN ACT CONCERNING EVICTIONS FOR CAUSE.

- *If passed, this bill would have made it virtually impossible to non-renew a lease, in essence, giving qualifying tenants de facto life tenancy status. **DIED***

7. S.B. [9](#): AN ACT CONCERNING THE ENVIRONMENT, CLIMATE AND SUSTAINABLE MUNICIPAL AND STATE PLANNING, AND THE USE OF NEONICOTINOIDS AND SECOND-GENERATION ANTICOAGULANT RODENTICIDES.

- *The HBRA stood in opposition to provisions in this bill that will subject previously exempt single-family site plan approvals in coastal areas to DEEP Coastal Area Management (CAM) reviews. Unfortunately, this bill passed both the House and Senate. HBRA will be working with the Planners Association and the Civil Engineers Association in the interim to craft legislation that is more narrowly tailored to address DEEP concerns while minimizing impacts on development and municipal resources. **PASSED***