



**Support HB 5254 (File No. 439), Extending Land Use Permit Expiration Dates**

**HB 5254 extends certain land use approvals obtained prior to July 1, 2009, from 5 years to 8 years to provide some relief in this severe recession.**

**Background:** Under current law, development work under approved zoning site plans, subdivisions and wetland permits must be completed within five years from the date of approval. Applicants may seek a discretionary extension from the applicable local commission for up to an additional five years. HB 5254 would extend the initial five year expiration to eight years for those site plans, subdivisions or wetland permits approved prior to 7-1-09 to allow the markets (buyers and lenders) to catch up with these existing approvals.

**Reasons to Support HB 5254:**

- **Due to the severe national recession**, many segments of Connecticut's economy have been drastically affected, but none as severely as the state's real estate and construction sectors. **This bill preserves approvals granted by municipalities.**
- **The process of obtaining site plan, subdivision and inland wetland approvals is expensive and time consuming for both private and government applicants.**
- **HB 5254 will prevent the undoing of hundreds of government approvals that would not have occurred but for the extraordinary economic conditions we all face.** The bill will prevent the wholesale abandonment of approved projects due to present economic conditions by extending the term of existing approvals for a brief period of time. This will allow the economy, markets and lending to recover, to proceed with existing approvals, and prevent a waste of public and private resources.
- **The automatic three year extension in HB 5254 would provide a necessary dose of certainty** that existing approvals will not lapse and new, expensive, time consuming approvals will not have to be sought.
- **The extension of permit expirations is temporary** because it affects only those approvals obtained prior to July 1, 2009. Permits obtained after July 1, '09 will revert to the existing 5-year expiration based on the prediction that this recession will begin to end by the end of 2009.
- **Other states are considering or have adopted similar extensions** to permit expiration dates. We believe New Jersey has extended all municipal and state permits by three and one-half years. **Connecticut also did the same thing (a 2-year extension)** in the early 1990s to address the housing recession back then.
- **HB 5254 passed the P&D Committee unanimously and the Environment Committee overwhelmingly. We urge its quick adoption by the House and Senate.**