Department of Planning and Budget
2026 General Assembly Session
State Fiscal Impact Statement

PUBLISHED: 3/6/2026 2:51 PM **ORIGINAL**

Bill Number: HB594S1 **Patron:** Simonds
Bill Title: Expedited approval for certain affordable housing developments.

Bill Summary: Authorizes local governing bodies to adopt ordinances allowing administrative approval of rezoning applications that increase density for certain affordable housing developments meeting specified criteria. It establishes eligibility requirements for such developments and requires ordinances to include density and development standards and annual reporting on approved and constructed units. The bill allows the Department of Housing and Community Development to give priority for certain grants or loans to localities that adopt qualifying ordinances. The bill also amends existing reporting requirements to require localities to report expedited affordable housing ordinances to the Department and modifies a definitional provision relating to the administration of affordable housing ordinances.

Budget Amendment Necessary: **No.** **Items Impacted:** **N/A**

Explanation: This bill involves the Department of Housing and Community Development (DHCD) and localities; however, no budget action is required. See Fiscal Analysis section, below.

Fiscal Summary: It is anticipated that any costs DHCD may incur can be absorbed within existing resources.

Fiscal Analysis: This impact statement is preliminary. It is anticipated that the Department of Housing and Community Development can absorb any costs associated with the implementation of this bill. All applicable grants offered to localities are subject to appropriation.

Other: None.