

# Residential in Commercial Zoning Bill Inventory

State	Bill Number	Bill Status	Bill Text	Bill Summary Link	Bill Summary	Date Proposed	Date Passed/ Failed	Legislators
CA	AB 2011	Passed	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows mixed-income housing (30-80 units/acre) on office, retail, or parking-zoned land, with union wage requirements	2022	2022	Wicks, Bloom, Grayson, Quirk-Silva, Villapudua
FL	SB 102	Passed	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows multifamily housing in commercial zones at top local density, height, and floor-area ratio, with moderate-income set-asides	2023	2023	Calatayud
FL	SB 328	Passed	<a href="#">LINK</a>	<a href="#">LINK</a>	Refines affordable housing rules, adjusts tax exemptions, funds the Hometown Hero Program, and enforces developer compliance	2024	2024	Calatayud, Osgood, Stewart
MT	SB 245	Passed	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows multifamily and mixed-use housing in commercial zones with utilities in cities over 5,000 people, without density limits	2022	2023	Zolnikov, Friedel, Ellsworth, Bogner
NC	HB 537	Dead	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows multifamily housing in business-zoned areas without specified density limits	2023	FAILED	Zenger, Biggs, Lowery, Fontenot
OR	HB 2984	Passed	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows converting commercial buildings to housing in cities over 10,000 within urban growth boundaries	2023	2023	Anderson
RI	S 1035	Passed	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows converting commercial and religious buildings to multifamily or mixed-use housing at up to 15 units/acre	2023	2023	Kallman, Burke
AZ	HB 2297	Passed	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows multifamily housing (2-5 stories) on 1-20 acre sites in major cities, with opt-outs for 10% of commercial buildings	2024	2024	Biasiucci
AZ	SB 1506	Dead	<a href="#">LINK</a>	<a href="#">LINK</a>	Rezones 75% of commercial land in major cities for two-story residential or mixed use	2024	FAILED	Shamp
HI	SB 2948	Dead	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows residential uses in commercial zones, with potential limits to upper floors	2024	FAILED	Chang
MD	HB 538	Passed	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows denser multifamily housing near rail transit with 15% low-income units	2024	2024	Allen

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MN	SF 3980	Dead	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows multifamily and mixed-use projects in non-industrial zones with height, setbacks, and bonuses for affordable housing	2024	FAILED	Pha, Mitchell
NH	HB 1053	Dead	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows residential use by right on commercial lots	2024	FAILED	Murray
NJ	A 2757	Live	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows mixed-use development in large, underutilized office or retail spaces, with higher density if improved	2024	LIVE	Greenwald, Calabrese
PA	HB 1976	Live	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows multifamily and mixed-use development in commercial zones with utilities in towns over 5,000, without density limits	2024	LIVE	Siegel
VA	SB 430	Dead	<a href="#">LINK</a>	<a href="#">LINK</a>	Allows all locally permitted residential uses in non-residential, non-conservation, and non-agricultural zones	2024	FAILED	Van Valkenburg