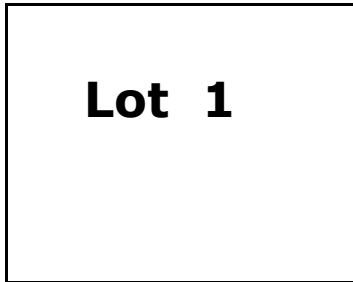


How are Lots Created in Connecticut?

Original Lot



- Lot 1 exists prior to adoption of the Subdivision Regulations in your town (this varies by town). This is the Original Lot.
- The Owner wants to split off one lot, and since it is *after* the adoption of the Subdivision Regulations, *AND* the lot has sufficient room to provide two lots compliant with the Zoning Regulations, the Owner is eligible for one **Free Split**.

There are now two lots, 1 and 1A.

...some time later

- Now the Owner of Lot 1 wants to sell off some more land by creating new buildable lot(s). The new buildable lot(s) are created through a **Subdivision**, for the sake of this example, Lot 1 is converted into 3 lots (Lot 1, Lot 1B & Lot 1C).

Now four lots exist from the Original Lot (including 1A).

Note:

1. Even if only 1 new lot was created from the Original Lot after the Free Split, it would require a **Subdivision**,
2. If the Lot 1A Owner wanted to further divide this lot, he /she would also need to do a **Subdivision**...

...in both cases, the above scenarios require a **Subdivision** *because* these lots would be created after the adoption of the Subdivision Regulations *AND* the Free Split was already taken from the Original Lot with Lot 1A.

- If the Owner of Lot 1C wanted to sell off some land by creating new buildable lots, that would be a **Re-subdivision**, shown here as lots 1C & 1C-1.

Note:

1. This is an *example* of lot labeling, which is meant to illustrate the history of the lots which makes it easier to track them through the Land Records.
2. All lots must conform to the Zoning Regulations in place when they are created.
3. The only other ways to sell parts of an existing property is

1. with a *Boundary Line Adjustment* which merges a 'minor' area into the adjacent lot; this must be researched by the property owner to ensure it does not actually fall under the category of Free Split, Subdivision or Re-subdivision.

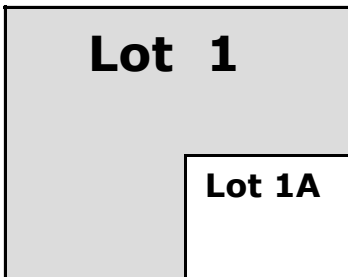
Or

2. An *exempt division of land* for the purposes of agriculture, conservation or municipal purposes, however these parcels will ***NOT be legal building lots*** until they go through the required subdivision / re-subdivision process, based on the lot history, see above.

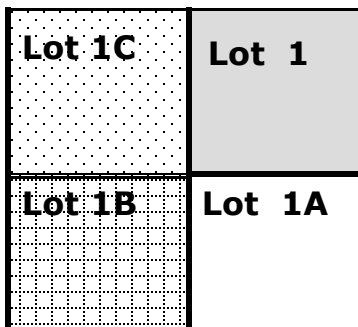
RECAP: *ALL* new lots, *intended to be buildable lots*, created from the Original Lot after the Free Split, require a Subdivision or Resubdivision.

This diagram was created by Delia P. Fey, AICP Senior Regional Planner, revised 8/16/23

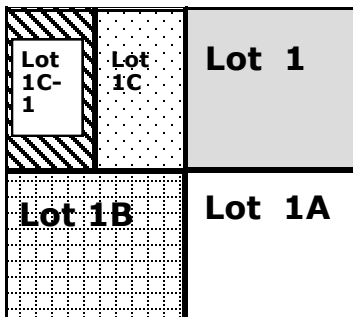
Free Split



Subdivision



Re-subdivision



Disclaimer: This information is for illustrative purposes only. All lots created are subject to the legal requirements of the Connecticut General Statutes and the applicable town's Subdivision and Zoning Regulations.