



House of Representatives

General Assembly

File No. 584

January Session, 2025

House Bill No. 5111

House of Representatives, April 8, 2025

The Committee on General Law reported through REP. LEMAR of the 96th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT CONCERNING MOBILE MANUFACTURED HOMES AND MOBILE MANUFACTURED HOME PARKS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 21-64 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2025*):

3 As used in this chapter and section 2 of this act:

4 (1) "Ancillary fee" (A) means any payment to be made to the owner
5 under the rental agreement, (B) includes, but is not limited to, any
6 maintenance fee or service fee not included as rent, and (C) does not
7 include any rent, security deposit or penalty for late payment of rent;

8 (2) "Department" means the Department of Consumer Protection;

9 (3) "Dwelling unit" means a mobile manufactured home;

10 (4) "Licensee" means any person licensed to operate and maintain a
11 mobile manufactured home park under the provisions of this chapter;

12 [(1)] (5) "Mobile manufactured home" means a detached residential
13 unit having three-dimensional components which are intrinsically
14 mobile with or without a wheeled chassis or a detached residential unit
15 built on or after June 15, 1976, in accordance with federal manufactured
16 home construction and safety standards, and, in either case, containing
17 sleeping accommodations, a flush toilet, tub or shower bath, kitchen
18 facilities and plumbing and electrical connections for attachment to
19 outside systems, and designed for long-term occupancy and to be
20 placed on rigid supports at the site where it is to be occupied as a
21 residence, complete and ready for occupancy, except for minor and
22 incidental unpacking and assembly operations and connection to
23 utilities systems;

24 [(2)] (6) "Mobile manufactured home park" or "park" means a plot of
25 ground upon which two or more mobile manufactured homes, occupied
26 for residential purposes, are located;

27 [(3)] (7) "Mobile manufactured home space or lot" means a plot of
28 ground within a mobile manufactured home park designed for the
29 accommodation of one mobile manufactured home;

30 [(4)] "Licensee" means any person licensed to operate and maintain a
31 mobile manufactured home park under the provisions of this chapter;

32 (5) "Resident" means a person who owns, or rents and occupies, a
33 mobile manufactured home in a mobile manufactured home park;

34 (6) "Department" means the Department of Consumer Protection;]

35 [(7)] (8) "Park owner" or "owner" means a licensee or permittee or any
36 person who owns, operates or maintains a mobile manufactured home
37 park;

38 [(8)] "Dwelling unit" means a mobile manufactured home;]

39 (9) "Person" means an individual, corporation, limited liability
40 company, the state or any political subdivision thereof, agency, business
41 trust, estate, trust, partnership or association, two or more persons

42 having a joint or common interest, and any other legal or commercial
43 entity;

44 (10) "Premises" means a dwelling unit and facilities and
45 appurtenances therein and grounds, areas and facilities held out for the
46 use of residents generally or whose use is promised to the resident;

47 (11) "Rent" means all periodic payments to be made to the owner
48 under the rental agreement;

49 (12) "Rental agreement" means all agreements, written or oral, and
50 valid rules and regulations adopted under subsection (d) of section 21-
51 70, as amended by this act, embodying the terms and conditions
52 concerning the use and occupancy of a dwelling unit or premises; and

53 (13) "Resident" means a person who owns, or rents and occupies, a
54 mobile manufactured home in a mobile manufactured home park.

55 Sec. 2. (NEW) (*Effective October 1, 2025*) Each park owner shall prepare
56 a comprehensive and itemized list of all ancillary fees that are payable
57 by residents, and shall periodically update such list to ensure the
58 accuracy of all information included in such list. Each park owner shall
59 publish such list in a form and manner prescribed by the Commissioner
60 of Consumer Protection, and shall post such list in a prominent and
61 publicly accessible location (1) on such park owner's Internet web site,
62 and (2) in the mobile manufactured home park.

63 Sec. 3. Section 21-70 of the general statutes is repealed and the
64 following is substituted in lieu thereof (*Effective October 1, 2025*):

65 (a) The Commissioner of Consumer Protection shall adopt
66 regulations, in accordance with the provisions of chapter 54, providing
67 for a disclosure statement which shall be used by mobile manufactured
68 home park owners. The disclosure statement shall be a plain language
69 summary of the rights and obligations listed in this chapter and shall
70 not add to or diminish the rights and obligations provided by this
71 chapter. Such disclosure statement shall include at least the following
72 information: (1) The monthly rental fee and all considerations payable

73 by the resident to the owner, including, but not limited to, a
74 comprehensive and itemized list of all ancillary fees payable by the
75 resident to the owner; (2) the length of the rental term; (3) the amount of
76 land granted by the rental agreement; (4) an enumeration of goods and
77 services to be provided to the resident, including those goods and
78 services to be provided free of charge or in exchange for payment of an
79 ancillary fee; (5) notice if the owner plans to terminate the operation of
80 the park during the term of the rental agreement; (6) a statement of
81 conditions to be complied with by the owner and resident in the event
82 of the sale of the mobile manufactured home by the resident, including
83 aesthetic standards for resale, which conditions shall not be altered by
84 the owner after the rental agreement has been entered into; (7) the rights
85 of residents regarding eviction under section 21-80, as amended by this
86 act; (8) the rights of residents regarding the resale of a mobile
87 manufactured home under section 21-79; (9) the rights of residents in
88 the event that alterations of the rules concerning the resident's use and
89 occupancy of the premises under subsection (b) of this section are to be
90 made; (10) notice that outstanding property taxes may be owed on the
91 mobile manufactured home; and (11) notice that there may be liens and
92 other encumbrances on the mobile manufactured home and that the
93 resident or purchaser should check with the town clerk, tax assessor and
94 tax collector to determine whether any taxes are due on the mobile
95 manufactured home and within any liens or encumbrances on the
96 mobile manufactured home exist. Owners shall provide each
97 prospective resident, before any rental agreement is entered into, and
98 each resident, at the time of the first renewal of [his] such resident's
99 rental agreement which occurs after the effective date of the regulations
100 providing for a disclosure statement, with a completed disclosure
101 statement. No rental agreement entered into on or after the effective date
102 of the regulations providing for a disclosure statement shall be
103 enforceable until the requirements of this subsection are met. A copy of
104 such statement shall be signed by the resident at the time of the rental,
105 acknowledging receipt of a completed, signed copy and such
106 completed, signed copy shall be kept on file by the owner for a period
107 of four years after such resident vacates the park.

108 (b) No owner may offer a mobile manufactured home or a mobile
109 manufactured home space or lot for rent without providing the
110 prospective resident with a copy of an initial written rental agreement
111 before the resident occupies such mobile manufactured home or lot. No
112 owner may rent a mobile manufactured home or mobile manufactured
113 home space or lot to a new resident until a written rental agreement has
114 been signed by the resident and the owner. The initial rental agreement
115 and all renewals offered to a prospective resident or resident by the
116 owner shall be in writing. The term of each rental agreement and
117 renewal shall not be less than one year unless the prospective resident
118 or resident requests, in writing, a term for less than one year. If the
119 owner fails to offer the resident a written renewal of a rental agreement,
120 or if the owner offers a renewal but the resident fails or refuses to sign
121 it, unless there is a disagreement as to the amount of the rent, the prior
122 rental agreement shall be deemed to be extended for one year at the then
123 prevailing park rental and the resident shall be bound by all terms of the
124 prior rental agreement and any prevailing park rental adopted after the
125 prior rental and all rules and regulations properly applicable to such
126 prior rental agreement pursuant to subsection (d) of this section. If there
127 is a disagreement as to the amount of the rent, unless the owner
128 terminates the lease and brings an action of summary process, the prior
129 rental agreement shall be deemed to be extended on a month-to-month
130 basis at the last agreed-upon rent, and the resident shall be bound by all
131 terms of the prior rental agreement and all rules and regulations
132 properly applicable to such prior rental agreement pursuant to
133 subsection (d) of this section. In such an event, the owner may bring an
134 action of summary process pursuant to section 21-80, as amended by
135 this act, or the resident may seek relief under section 47a-23c or sections
136 7-148b to 7-148f, inclusive, if applicable.

137 (c) Whenever a resident rents a mobile manufactured home or a
138 mobile manufactured home space or lot in a mobile manufactured home
139 park which is also a common interest community from a declarant,
140 successor declarant or person acting on the declarant's or successor
141 declarant's behalf, such declarant, successor declarant or person shall,
142 prior to entering into a rental agreement, provide the resident with a

143 written notice that the mobile manufactured home or the mobile
144 manufactured home space or lot is located in a common interest
145 community.

146 (d) An owner, from time to time, may adopt a rule or regulation,
147 however described, concerning the resident's use and occupancy of the
148 premises. Such rule or regulation shall be enforceable against the
149 resident only if (1) the purpose of the rule or regulation is to promote
150 the convenience, safety or welfare of the residents, preserve the owner's
151 property from abusive use or make a fair distribution of services and
152 facilities held out for the residents generally; (2) such rule or regulation
153 is reasonably related to the purpose for which it is adopted; (3) such rule
154 or regulation applies to all residents on the premises in a fair manner,
155 provided reasonable exemptions may be made for good cause; (4) such
156 rule or regulation is sufficiently explicit in its prohibition, direction or
157 limitation of the resident's conduct to fairly inform him or her of what
158 he or she shall or shall not do to comply; [] and (5) the resident has
159 written notice of such rule or regulation at the time he or she enters into
160 the rental agreement or when such rule or regulation is adopted. A rule
161 or regulation having the effect of substantially modifying the terms of a
162 rental agreement previously entered into by a resident shall not apply
163 to such rental agreement without the written consent of the resident.

164 (e) Each owner shall file with the Department of Consumer Protection
165 copies of the park's rental agreements, aesthetic standards to be
166 complied with by the owner and resident in the event of the sale of the
167 mobile manufactured home by the resident, and rules or regulations
168 concerning the resident's use and occupancy of the premises. Any
169 change in the documents required to be filed under this subsection,
170 other than a change in rent, shall be filed with the Department of
171 Consumer Protection. No rental agreements, aesthetic standards, or
172 rules or regulations, and no changes in the terms or provisions of such
173 documents, other than a change in rent, shall be effective until such
174 documents or changes are filed with the Department of Consumer
175 Protection.

176 (f) (1) Any person making an application to appear before any
177 municipal, state or federal agency with respect to any matter changing
178 the land use of a specific mobile manufactured home park shall give
179 written notice of the application by first class mail addressed to the
180 affected units of the park or by personal delivery to the units not later
181 than seven days after its filing. The notice shall state the reasons for
182 which the application was filed.

183 (2) Except as otherwise provided in subdivision (5) of this subsection,
184 any mobile manufactured home park owner who intends to discontinue
185 the use of the land as a mobile manufactured home park or to sell land
186 used as a mobile manufactured home park to any person who intends
187 to discontinue its use as a mobile manufactured home park shall give
188 written notice by first class mail addressed to each mobile manufactured
189 home unit or by personal delivery to each unit upon such land if such
190 transaction will entail the discontinuance of the use of the land for
191 mobile manufactured home park purposes. If an owner of a mobile
192 manufactured home has given the park owner written notice that the
193 owner resides in a place other than the owner's unit, notice shall be sent
194 by first class mail to the address so provided. The notice shall include a
195 statement advising the recipient of the intended discontinuance of use
196 or sale and, except as otherwise provided in subdivision (5) of this
197 subsection, shall be mailed or delivered at least one hundred twenty
198 days prior to the discontinuance of the use of the land as a mobile
199 manufactured home park. The notice may run concurrently with the
200 notice required by subdivision (3) of subsection (a) of section 21-80 or
201 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as
202 amended by this act. A copy of such notice from the park owner shall
203 be sent to any association of residents of the mobile manufactured home
204 park which has made a written request for such notice.

205 (3) Except as otherwise provided in subdivision (5) of this subsection,
206 within one hundred twenty days after the notice provided for in
207 subdivision (2) of this subsection has been mailed, any association
208 representing twenty-five per cent or more of the units in the park,
209 including an association formed after the issuance of the notice, may

210 notify the owner of the park that [it] the association is interested in
211 purchasing the mobile manufactured home park. A copy of such notice
212 may be filed on the land records of the town in which the mobile
213 manufactured home park is located. If such notice is given, except as
214 otherwise provided in subdivision (5) of this subsection, the association
215 shall have three hundred sixty-five days after the notice required in
216 subdivision (2) of this subsection has been given to purchase the park
217 through negotiation or the method set forth in subdivision (4) of this
218 subsection. Upon the request of the association, the Department of
219 Housing shall assist the association in developing financing for the
220 purchase of the park.

221 (4) If the association and the park owner cannot agree upon a
222 purchase price, the association shall have the right to purchase the
223 property: (A) If the association matches the essential provisions of any
224 existing bona fide offer to purchase the park made by another potential
225 purchaser which offer by such other purchaser the owner is prepared to
226 accept; or (B) if there is no such offer, at a purchase price to be
227 established by an appraiser chosen by the association and the park
228 owner. If the two parties cannot agree upon one appraiser, either party
229 may notify the other, in writing, of such disagreement, and the
230 association shall choose an appraiser, the park owner shall choose an
231 appraiser, and the two appraisers shall choose a third appraiser, which
232 three appraisers shall establish a value of the park. If the park owner
233 refuses to select an appraiser within fifteen days of such notice, the
234 Commissioner of Consumer Protection shall choose an appraiser for the
235 park owner. The costs of all appraisers shall be paid equally by the
236 association and the park owner. Except as otherwise provided in
237 subdivision (5) of this subsection, if, within three hundred sixty-five
238 days from the mailing of the notice required in subdivision (2) of this
239 subsection, no agreement for such sale signed by the association and the
240 park owner has been filed upon the land records, or if the association
241 has not filed a certified statement to purchase the park at the appraised
242 value which value shall also be certified on the land records by the
243 appraiser or appraisers, the right provided in this subsection to
244 purchase the park shall be void and any recorded notice filed pursuant

245 to subdivision (3) of this subsection shall be void.

246 (5) In any case in which a mobile manufactured home park with two
247 hundred or more units in which a majority of residents have been given
248 written notice, prior to June 10, 1999, of the intended discontinuance of
249 the use of the land as a mobile manufactured home park, regardless of
250 whether one or more of such notices or the service of such notices is
251 subsequently deemed invalid or ineffective, (A) any subsequent notice
252 of such intended discontinuance that is given or required to be given
253 after June 23, 1999, by the owner pursuant to this subsection, and (B)
254 any notice given or action taken pursuant to this subsection after June
255 23, 1999, by any association representing twenty-five per cent or more
256 of the units in the park shall be subject to the time limitations contained
257 in this subsection that were in effect immediately prior to June 23, 1999.

258 Sec. 4. Section 21-71 of the general statutes is repealed and the
259 following is substituted in lieu thereof (*Effective October 1, 2025*):

260 (a) The department may revoke, suspend, place conditions on or
261 refuse to renew any license to operate a mobile manufactured home
262 park for a violation of any provision of this chapter or any regulations
263 issued hereunder or any other state or local law or regulation, after
264 hearing, except that if the department upon investigation finds a
265 licensee is not providing adequate sewerage facilities, electrical,
266 plumbing or sanitary services, water supply or fire protection,
267 suspension of the license shall be automatic, provided such licensee
268 shall be entitled to a hearing before the department not later than thirty
269 days after such suspension. A license may be reinstated or reissued if
270 the circumstances leading to the violation have been remedied and the
271 park is being maintained and operated in full compliance with this
272 chapter and the regulations hereunder. Each officer, board, commission
273 or department of the state or any local government shall assist the
274 department with technical data on sewerage facilities, electrical,
275 plumbing or sanitary services, water supply or fire protection and shall
276 submit such data to the department for the department's use in any
277 hearing held pursuant to this section. In addition to revoking,

278 suspending, placing conditions on, or refusing to renew any license to
279 operate a mobile manufactured home park, the department may,
280 following an administrative hearing, impose a fine of not less than fifty
281 nor more than three hundred dollars for each day that such violation
282 exists. In connection with any investigation the Commissioner of
283 Consumer Protection or the commissioner's authorized agent may
284 administer oaths, issue subpoenas, compel testimony and order the
285 production of books, records and documents. Each owner shall retain
286 all leases, disclosure statements, rules and regulations required under
287 this chapter for at least four years after any resident to whom they relate
288 vacates the park.

289 (b) (1) If an inspection by the department reveals a violation of any
290 provision of this chapter or any regulation issued under this chapter, the
291 cost of all reinspections necessary to determine compliance with any
292 such provision shall be assumed by the owner, except that if a first
293 reinspection indicates compliance with such provision, no charge shall
294 be made.

295 (2) As part of an inspection or investigation, the department may
296 order an owner of a mobile manufactured home park to obtain an
297 independent inspection report, at the sole cost of the owner, that
298 assesses the condition and potential public health impact of a condition
299 at the park, including, but not limited to, the condition of trees and
300 electrical, plumbing or sanitary systems.

301 (3) (A) In ordering an owner of a mobile manufactured home park to
302 obtain an independent inspection report under this subsection, the
303 department may require (i) the person completing such report to have
304 training or be licensed in a particular area related to the ordered
305 inspection, and (ii) that such report specifically address particular areas
306 of, or issues affecting, the park that are of concern to the department.

307 (B) In the event that the department requires the person completing
308 an independent inspection report under this subsection to have training
309 or be licensed in a particular area, the department shall include such
310 requirement in the first order the department issues to the mobile

311 manufactured home park owner requiring such report.

312 (C) The mobile manufactured home park owner shall submit proof of
313 compliance with the provisions of this subdivision at the time the owner
314 submits to the department the independent inspection report required
315 under this subsection.

316 (4) If the department orders a mobile manufactured home park
317 owner to obtain an independent inspection report as part of the owner's
318 application for a license, or for renewal of a license, to operate a mobile
319 manufactured home park, the department shall issue such order to such
320 owner at the electronic mail address such owner most recently provided
321 to the department in such owner's application. Such order shall provide
322 a description of the condition or conditions that require further
323 assessment by such owner.

324 (5) A mobile manufactured home park owner shall obtain and submit
325 to the department an independent inspection report required under this
326 subsection not later than thirty days after the department issued the
327 order requiring such report or a later date approved, in writing, by the
328 commissioner or the commissioner's designee.

329 (6) Each independent inspection report required under this
330 subsection shall include (A) an assessment of (i) all conditions outlined
331 in the department's order requiring such report that impact public
332 health and safety for the purpose of assessing the risk that such
333 conditions pose to public health and safety, and (ii) the severity of the
334 conditions described in subparagraph (A)(i) of this subdivision, and (B)
335 a detailed plan of action to remedy each condition described in
336 subparagraph (A)(i) of this subdivision.

337 (7) Not later than ten days after a mobile manufactured home park
338 owner receives an independent inspection report required under this
339 subsection, the mobile manufactured home park owner shall provide to
340 the department, in writing, a detailed plan to remedy the assessed
341 condition, which plan shall include, at a minimum, a specific timeline,
342 proposed contractors and a budget.

343 (c) In addition to any other available remedies, the provisions of
344 section 47a-14h shall be available to all residents in a mobile
345 manufactured home park including residents who own their own units.

346 (d) The department may issue an order to any owner determined to
347 be in violation of any provision of this chapter or any regulation issued
348 under this section after an inspection of a mobile manufactured home
349 park, providing for the immediate discontinuance of the violation or
350 timely remediation of such violation. Any owner of a mobile
351 manufactured home park who fails to comply with any orders
352 contained in a notice of violation resulting from a reinspection of such
353 park not later than thirty days after issuance of such notice, including
354 confirmation of active licensure, shall be fined five hundred dollars per
355 violation and shall follow the procedures specified in section 51-164n.

356 (e) Not later than January 1, 2026, the department shall establish a
357 process for residents to submit complaints to the department regarding
358 suspected violations of the provisions of this chapter, any regulations
359 adopted pursuant to this chapter or any other state or local law or
360 regulation concerning mobile manufactured home parks.

361 Sec. 5. Subsection (b) of section 21-80 of the general statutes is
362 repealed and the following is substituted in lieu thereof (*Effective October*
363 *1, 2025*):

364 (b) (1) Notwithstanding the provisions of section 47a-23, an owner
365 may terminate a rental agreement or maintain a summary process action
366 against a resident who owns a mobile manufactured home only for one
367 or more of the following reasons:

368 (A) Nonpayment of rent, utility charges or reasonable incidental
369 services charges;

370 (B) Material noncompliance by the resident with any statute or
371 regulation materially affecting the health and safety of other residents
372 or materially affecting the physical condition of the park;

373 (C) Material noncompliance by the resident with the rental

374 agreement or with rules or regulations adopted under section 21-70, as
375 amended by this act;

376 (D) Failure by the resident to agree to a proposed rent increase,
377 provided the owner has complied with all provisions of subdivision (5)
378 of this subsection; or

379 (E) A change in the use of the land on which such mobile
380 manufactured home is located, provided all of the affected residents
381 receive written notice (i) at least three hundred sixty-five days before
382 the time specified in the notice for the resident to quit possession of the
383 mobile manufactured home or occupancy of the lot if such notice is
384 given before June 23, 1999, or (ii) at least five hundred forty-five days
385 before the time specified in the notice for the resident to quit possession
386 of the mobile manufactured home or occupancy of the lot if such notice
387 is given on or after June 23, 1999, regardless of whether any other notice
388 under this section or section 21-70, as amended by this act, has been
389 given before June 23, 1999; provided nothing in subsection (f) of section
390 21-70, as amended by this act, section 21-70a, subsection (a) of this
391 section, this subdivision and section 21-80b shall be construed to
392 invalidate the effectiveness of or require the reissuance of any valid
393 notice given before June 23, 1999.

394 (2) An owner may not maintain a summary process action under
395 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except
396 a summary process action based upon conduct which constitutes a
397 serious nuisance or a violation of subdivision (9) of subsection (b) of
398 section 21-82, prior to delivering a written notice to the resident
399 specifying the acts or omissions constituting the breach and that the
400 rental agreement shall terminate upon a date not less than thirty days
401 after receipt of the notice. If such breach can be remedied by repair by
402 the resident or payment of damages by the resident to the owner and
403 such breach is not so remedied within twenty-one days, the rental
404 agreement shall terminate except that (A) if the breach is remediable by
405 repairs or the payment of damages and the resident adequately
406 remedies the breach within said twenty-one-day period, the rental

407 agreement shall not terminate, or (B) if substantially the same act or
408 omission for which notice was given recurs within six months, the
409 owner may terminate the rental agreement in accordance with the
410 provisions of sections 47a-23 to 47a-23b, inclusive. For the purposes of
411 this subdivision, "serious nuisance" means (i) inflicting bodily harm
412 upon another resident or the owner or threatening to inflict such harm
413 with the present ability to effect the harm and under circumstances
414 which would lead a reasonable person to believe that such threat will be
415 carried out, (ii) substantial and wilful destruction of part of the
416 premises, (iii) conduct which presents an immediate and serious danger
417 to the safety of other residents or the owner, or (iv) using the premises
418 for prostitution or the illegal sale of drugs. If the owner elects to evict
419 based upon an allegation, pursuant to subdivision (8) of subsection (b)
420 of section 21-82, that the resident failed to require other persons on the
421 premises with the resident's consent to conduct themselves in a manner
422 that will not constitute a serious nuisance, and the resident claims to
423 have had no knowledge of such conduct, then, if the owner establishes
424 that the premises have been used for the illegal sale of drugs, the burden
425 shall be on the resident to show that the resident had no knowledge of
426 the creation of the serious nuisance.

427 (3) Notwithstanding the provisions of section 47a-23, termination of
428 any tenancy in a mobile manufactured home park shall be effective only
429 if made in the following manner:

430 (A) By the resident giving at least thirty days' notice to the owner; or

431 (B) By the owner giving the resident at least sixty days' written notice,
432 which shall state the reason or reasons for such termination, except that,
433 when termination is based upon subparagraph (A) of subdivision (1) of
434 this subsection, the owner need give the resident only thirty days'
435 written notice, which notice shall state the total arrearage due provided,
436 the owner shall not maintain or proceed with a summary process action
437 against a resident who tenders the total arrearage due to the owner
438 within such thirty days and who has not so tendered an arrearage under
439 this subparagraph during the preceding twelve months.

440 (4) Except as otherwise specified, proceedings under this section shall
441 be as prescribed by chapter 832.

442 (5) Nothing in this subsection shall prohibit an owner from increasing
443 the rent at the termination of the rental agreement if (A) the owner
444 delivers a written notice of the proposed rent increase to the resident at
445 least [thirty] ninety days before the start of a new rental agreement; (B)
446 the proposed rent is consistent with rents for comparable lots in the
447 same park; and (C) the rent is not increased in order to defeat the
448 purpose of this subsection.

449 Sec. 6. Section 21-83 of the general statutes is repealed and the
450 following is substituted in lieu thereof (*Effective October 1, 2025*):

451 (a) An owner and a resident may include in a rental agreement terms
452 and conditions not prohibited by law, including rent, term of the
453 agreement and other provisions governing the rights and obligations of
454 the parties. No rental agreement shall contain the following:

455 (1) Any provision by which the resident agrees to waive or forfeit
456 rights or remedies under this chapter and sections 47a-21, as amended
457 by this act, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26h, inclusive, 47a-
458 35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section
459 of the general statutes or any municipal ordinance, unless such section
460 or ordinance expressly states that such rights may be waived;

461 (2) Any provision which permits the owner to terminate the rental
462 agreement for failure to pay rent unless such rent is unpaid when due
463 and the resident fails to pay rent within nine days thereafter;

464 (3) Any provision which permits the owner to collect a penalty fee for
465 late payment of rent without allowing the resident a minimum of nine
466 days beyond the due date in which to remit or which provides for the
467 payment of rent in a reduced amount if such rent is paid prior to the
468 expiration of such grace period;

469 (4) Any provision which permits the owner to charge a penalty for
470 late payment of rent in excess of five per cent of the total rent due for the

471 mobile manufactured home space or lot or four per cent of the total rent
472 due for the mobile manufactured home and mobile manufactured home
473 space or lot;

474 (5) Any provision which allows the owner to increase the total rent
475 or change the payment arrangements during the term of the rental
476 agreement;

477 (6) Any provision allowing the owner to charge an amount in excess
478 of one month's rent for a security deposit or to retain the security deposit
479 upon termination of the rental agreement if the resident has paid his or
480 her rent in full as of the date of termination and has caused no damage
481 to the property of the owner or to waive the resident's right to the
482 interest on the security deposit pursuant to section 47a-21, as amended
483 by this act;

484 (7) Any provision allowing the owner to charge an entrance fee to a
485 resident assuming occupancy;

486 (8) Any provision allowing the owner to charge (A) any unreasonable
487 ancillary fee, or (B) any ancillary fee (i) for any good or service if the cost
488 of such good or service is included in the rent, or (ii) that is duplicative
489 of any other ancillary fee;

490 (9) Any provision allowing the owner to increase the amount of any
491 ancillary fee without providing at least ninety days' advance written
492 notice to the resident disclosing the amount of such increase, the
493 effective date of such increase and a detailed explanation of the basis for
494 such increase;

495 [(8)] (10) Any provision authorizing the owner to confess judgment
496 on a claim arising out of the rental agreement;

497 [(9)] (11) Any provision which waives any cause of action against or
498 indemnification from an owner, by a resident for any injury or harm
499 caused to such resident, his or her family or his or her guests, or to his
500 or her property, or the property of his or her family or his or her guests
501 resulting from any negligence of the owner, his or her agents or his or

502 her assigns in the maintenance of the premises or which otherwise
503 agrees to the exculpation or limitation of any liability of the owner
504 arising under law or to indemnify the owner for that liability or the costs
505 connected therewith;

506 [(10)] (12) Any provision permitting the owner to dispossess the
507 resident without resort to court order;

508 [(11)] (13) Any provision consenting to the distraint of the resident's
509 property for rent;

510 [(12)] (14) Any provision agreeing to pay the owner's attorney's fees
511 in excess of fifteen per cent of any judgment against the resident in any
512 action in which money damages are awarded; or

513 [(13)] (15) Any provision which denies to the resident the right to treat
514 as a breach of the agreement, a continuing violation by the owner,
515 substantial in nature, of any provision set forth in the rental agreement
516 or of any state statute unless the owner discontinues such violation
517 within a reasonable time after written notice is given by the resident by
518 registered or certified mail.

519 (b) A provision prohibited by this chapter included in a rental
520 agreement is unenforceable.

521 Sec. 7. Subsection (i) of section 47a-21 of the general statutes is
522 repealed and the following is substituted in lieu thereof (*Effective October*
523 *1, 2025*):

524 (i) On and after July 1, 1993, each landlord other than a landlord of a
525 residential unit in any building owned or controlled by any educational
526 institution and used by such institution for the purpose of housing
527 students of such institution and their families, and each landlord or
528 owner of a mobile manufactured home or of a mobile manufactured
529 home space or lot or park, as such terms are defined in [subdivisions (1),
530 (2) and (3) of] section 21-64, as amended by this act, shall pay interest on
531 each security deposit received by such landlord at a rate of not less than
532 the average rate paid, as of December 30, 1992, on savings deposits by

533 insured commercial banks as published in the Federal Reserve Board
 534 Bulletin rounded to the nearest one-tenth of one percentage point,
 535 except in no event shall the rate be less than one and one-half per cent.
 536 On and after January 1, 1994, the rate for each calendar year shall be not
 537 less than the deposit index, determined under this section as it was in
 538 effect during such year. On and after January 1, 2012, the rate for each
 539 calendar year shall be not less than the deposit index, as defined in
 540 section 36a-26, for that year. On the anniversary date of the tenancy and
 541 annually thereafter, such interest shall be paid to the tenant or resident
 542 or credited toward the next rental payment due from the tenant or
 543 resident, as the landlord or owner shall determine. If the tenancy is
 544 terminated before the anniversary date of such tenancy, or if the
 545 landlord or owner returns all or part of a security deposit prior to
 546 termination of the tenancy, the landlord or owner shall pay the accrued
 547 interest to the tenant or resident not later than twenty-one days after
 548 such termination or return. Interest shall not be paid to a tenant for any
 549 month in which the tenant has been delinquent for more than ten days
 550 in the payment of any monthly rent, unless the landlord imposes a late
 551 charge for such delinquency. No landlord shall increase the rent due
 552 from a tenant because of the requirement that the landlord pay on
 553 interest the security deposit.

554 Sec. 8. Subdivision (5) of section 52-352a of the general statutes is
 555 repealed and the following is substituted in lieu thereof (*Effective October*
 556 *1, 2025*):

557 (5) "Homestead" means owner-occupied real property, co-op or
 558 mobile manufactured home, as defined in [subdivision (1) of] section 21-
 559 64, as amended by this act, used as a primary residence.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2025</i>	21-64
Sec. 2	<i>October 1, 2025</i>	New section
Sec. 3	<i>October 1, 2025</i>	21-70
Sec. 4	<i>October 1, 2025</i>	21-71

Sec. 5	<i>October 1, 2025</i>	21-80(b)
Sec. 6	<i>October 1, 2025</i>	21-83
Sec. 7	<i>October 1, 2025</i>	47a-21(i)
Sec. 8	<i>October 1, 2025</i>	52-352a(5)

GL *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill makes various changes to mobile manufactured home parks resulting in no fiscal impact to the state. The Department of Consumer Protection regulates this area and has the resources and expertise to meet the requirements of the bill.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**HB 5111*****AN ACT CONCERNING MOBILE MANUFACTURED HOMES AND MOBILE MANUFACTURED HOME PARKS.*****SUMMARY**

This bill establishes a number of requirements relating to ancillary fees charged to residents by mobile manufactured home park owners, including requiring owners to post a list of these fees, requiring the Department of Consumer Protection (DCP) to adopt regulations on disclosure of these fees, and restricting provisions about these fees in rental agreements.

It requires DCP, by January 1, 2026, to establish a process for residents to submit complaints about a suspected violation of laws or regulations, including local laws, governing mobile manufactured homes.

It also extends, from 30 to 90 days, the time before the start of a new rental agreement that an owner must provide written notice of a rent increase to a resident who owns a mobile manufactured home. By law, any increase must also be consistent with rents for comparable lots in the park and cannot be used as a way to avoid following the law's provisions on summary process for residents who own mobile manufactured homes.

Finally, the bill makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2025

ANCILLARY FEES

Under the bill, an "ancillary fee" is a payment to the owner under a rental agreement other than rent, a security deposit, or a penalty for overdue rent. It includes maintenance and services fees.

The bill requires a person who owns, operates, or maintains a mobile manufactured home park to prepare and periodically update a comprehensive itemized list of ancillary fees that residents must pay. The person must publish the list in a form or manner set by DCP and post it in a prominent and publicly accessible location on the person's website and at the park.

Existing law requires DCP to adopt regulations on the disclosure statement owners must give to prospective and certain renewing residents. The bill adds that these regulations must also address disclosure of the list of ancillary fees and enumeration of the goods and services provided for the ancillary fees.

Provisions in Rental Agreements

The bill prohibits provisions in rental agreements that allow an owner to:

1. charge unreasonable ancillary fees or ancillary fees that are (a) for goods or services already covered by the rent or (b) duplicative of other ancillary fees or
2. increase an ancillary fee without providing 90 days' written notice of the amount of the increase, its effective date, and an explanation for it.

Existing law (1) prohibits rental agreements from containing certain provisions, such as provisions allowing a rent increase during the term of the agreement, and (2) places restrictions on certain types of provisions, such as those on termination for unpaid rent and penalties for overdue rent.

By law, rental charges (including other landlord-imposed fees) are under a fair rent commission's (FRC) purview, if one has been created locally (see BACKGROUND).

BACKGROUND

Fair Rent Commissions

State law generally authorizes municipalities, regardless of their size, to create an FRC. However, legislation enacted in 2022 required all municipalities with populations of at least 25,000, based on the most recent decennial census, to have an FRC.

Among other things, an FRC's purpose is to control and eliminate excessive (i.e. harsh and unconscionable) rental charges. Rental charges are defined to include any fee or charge a landlord imposes in addition to rent. An FRC may order that a rental charge be reduced to a fair and equitable amount, as determined by the FRC, after holding a hearing on a complaint (CGS §§ 7-148b to 7-148g).

Related Bills

sSB 12, § 6 (File 251); HB 6892 (File 265); and sHB 6943, § 3 (File 233); reported favorably by the Housing Committee, impact FRCs and among other things contain provisions that (1) require every municipality to establish or join an FRC, (2) require a landlord's rent increase notice to include a statement that the tenant has the right to file a complaint with an FRC, and (3) modify the factors that FRCs use to evaluate rental charges.

sHB 1357, favorably reported by the General Law Committee, expands the responsibilities of mobile manufactured home park owners to include maintaining septic systems, leaching fields, and septic lines and connections in good working order.

HB 5428, favorably reported by the General Law Committee, sets a maximum rent increase after termination of a rental agreement with a resident who owns a mobile home to match the increase in the consumer price index plus 1%, limits ancillary fees to \$15 annually, increases relocation expenses an owner must pay a resident to move when a park's land use changes, requires DCP to establish a complaint process for park residents, requires DCP to disclose certain park-related documents upon request, and creates a reporting process related to fire hydrants in parks, among other things.

sHB 6889, favorably reported by the Housing Committee, extends

existing law's eviction and rent increase protections for certain protected tenants to certain other tenants, including residents in mobile manufactured home parks.

COMMITTEE ACTION

General Law Committee

Joint Favorable

Yea 21 Nay 0 (03/21/2025)