



House of Representatives

General Assembly

File No. 587

January Session, 2025

House Bill No. 5428

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 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 Section 21-64 of the general statutes is repealed and the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:

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 fee
6 imposed to (i) maintain a pet in the dwelling unit or on the premises, or
7 (ii) maintain a washing machine in the dwelling unit, and (C) does not
8 include any rent, security deposit or penalty for late payment of rent;

9 (2) "Consumer price index" means the consumer price index, annual
10 average, for all urban consumers: United States city average, all items,
11 published by the United States Department of Labor, Bureau of Labor
12 Statistics, or its successor, or, if the index is discontinued, an equivalent
13 index published by a federal authority, or, if no such index is published,

14 a comparable index published by the United States Department of
15 Labor, Bureau of Labor Statistics;

16 (3) "Department" means the Department of Consumer Protection;

17 (4) "Dwelling unit" means a mobile manufactured home;

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

20 [(1)] (6) "Mobile manufactured home" means a detached residential
21 unit having three-dimensional components which are intrinsically
22 mobile with or without a wheeled chassis or a detached residential unit
23 built on or after June 15, 1976, in accordance with federal manufactured
24 home construction and safety standards, and, in either case, containing
25 sleeping accommodations, a flush toilet, tub or shower bath, kitchen
26 facilities and plumbing and electrical connections for attachment to
27 outside systems, and designed for long-term occupancy and to be
28 placed on rigid supports at the site where it is to be occupied as a
29 residence, complete and ready for occupancy, except for minor and
30 incidental unpacking and assembly operations and connection to
31 utilities systems;

32 [(2)] (7) "Mobile manufactured home park" or "park" means a plot of
33 ground upon which two or more mobile manufactured homes, occupied
34 for residential purposes are located;

35 [(3)] (8) "Mobile manufactured home space or lot" means a plot of
36 ground within a mobile manufactured home park designed for the
37 accommodation of one mobile manufactured home;

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

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

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

43 [(7)] (9) "Park owner" or "owner" means a licensee or permittee or any
44 person who owns, operates or maintains a mobile manufactured home
45 park;

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

47 [(9)] (10) "Person" means an individual, corporation, limited liability
48 company, the state or any political subdivision thereof, agency, business
49 trust, estate, trust, partnership or association, two or more persons
50 having a joint or common interest, and any other legal or commercial
51 entity;

52 [(10)] (11) "Premises" means a dwelling unit and facilities and
53 appurtenances therein and grounds, areas and facilities held out for the
54 use of residents generally or whose use is promised to the resident;

55 [(11)] (12) "Rent" means all periodic payments to be made to the
56 owner under the rental agreement;

57 [(12)] (13) "Rental agreement" means all agreements, written or oral,
58 and valid rules and regulations adopted under subsection (d) of section
59 21-70, as amended by this act, embodying the terms and conditions
60 concerning the use and occupancy of a dwelling unit or premises; and

61 (14) "Resident" means a person who owns, or rents and occupies, a
62 mobile manufactured home in a mobile manufactured home park.

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

107 (b) No owner may offer a mobile manufactured home or a mobile

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

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

143 manufactured home space or lot is located in a common interest
144 community.

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

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

175 (f) (1) Any person making an application to appear before any

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

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

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

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

220 (4) If the association and the park owner cannot agree upon a
221 purchase price, the association shall have the right to purchase the
222 property: (A) If the association matches the essential provisions of any
223 existing bona fide offer to purchase the park made by another potential
224 purchaser which offer by such other purchaser the owner is prepared to
225 accept; or (B) if there is no such offer, at a purchase price to be
226 established by an appraiser chosen by the association and the park
227 owner. If the two parties cannot agree upon one appraiser, either party
228 may notify the other, in writing, of such disagreement, and the
229 association shall choose an appraiser, the park owner shall choose an
230 appraiser, and the two appraisers shall choose a third appraiser, which
231 three appraisers shall establish a value of the park. If the park owner
232 refuses to select an appraiser within fifteen days of such notice, the
233 Commissioner of Consumer Protection shall choose an appraiser for the
234 park owner. The costs of all appraisers shall be paid equally by the
235 association and the park owner. Except as otherwise provided in
236 subdivision (5) of this subsection, if, within three hundred sixty-five
237 days from the mailing of the notice required in subdivision (2) of this
238 subsection, no agreement for such sale signed by the association and the
239 park owner has been filed upon the land records, or if the association
240 has not filed a certified statement to purchase the park at the appraised
241 value which value shall also be certified on the land records by the
242 appraiser or appraisers, the right provided in this subsection to
243 purchase the park shall be void and any recorded notice filed pursuant
244 to subdivision (3) of this subsection shall be void. The appraiser or

245 appraisers may use data concerning properties and parks located in
246 other municipalities to establish the value of the park.

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

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

261 (a) A mobile manufactured home park resident who owns a mobile
262 manufactured home and is required to remove the home from the park
263 because of a change in use of the land on which said mobile
264 manufactured home is located shall be entitled to receive from the
265 mobile manufactured home park owner (1) relocation expenses to a
266 mobile manufactured home park satisfactory to the resident within one
267 hundred miles of the existing park site up to a maximum of (A) seven
268 thousand dollars if the notice given pursuant to subdivision (3) of
269 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of
270 subsection (b) of section 21-80, as amended by this act, expires before
271 October 1, 2000, regardless of whether such notice was given before or
272 after June 23, 1999, [or] (B) subject to the provisions of subsection (b) of
273 this section, ten thousand dollars if the notice given pursuant to
274 subdivision (3) of subsection (a) of section 21-80 or subparagraph (E) of
275 subdivision (1) of subsection (b) of section 21-80, as amended by this act,
276 expires on or after October 1, 2000, but before October 1, 2025, regardless
277 of whether such notice was given before or after June 23, 1999, or (C)

278 twenty thousand dollars if the notice given pursuant to subdivision (3)
279 of subsection (a) of section 21-80 or subparagraph (E) of subdivision (1)
280 of subsection (b) of section 21-80, as amended by this act, expires on or
281 after October 1, 2025, regardless of whether such notice was given before
282 or after October 1, 2025, or (2) in the event a satisfactory site is not
283 available onto which the mobile manufactured home may be relocated,
284 the sum of (A) seven thousand dollars if the notice given pursuant to
285 subdivision (3) of subsection (a) of section 21-80 or subparagraph (E) of
286 subdivision (1) of subsection (b) of section 21-80, as amended by this act,
287 expires before October 1, 2000, regardless of whether such notice was
288 given before or after June 23, 1999, [or] (B) subject to the provisions of
289 subsection (b) of this section, ten thousand dollars if the notice given
290 pursuant to subdivision (3) of subsection (a) of section 21-80 or
291 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as
292 amended by this act, expires on or after October 1, 2000, but before
293 October 1, 2025, regardless of whether such notice was given before or
294 after June 23, 1999, or (C) twenty thousand dollars if the notice given
295 pursuant to subdivision (3) of subsection (a) of section 21-80 or
296 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as
297 amended by this act, expires on or after October 1, 2025, regardless of
298 whether such notice was given before or after October 1, 2025.

299 (b) Notwithstanding the provisions of subsection (a) of this section,
300 in any case in which a mobile manufactured home park containing two
301 hundred or more units in which a majority of residents have been given
302 written notice, prior to June 23, 1999, pursuant to subdivision (3) of
303 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of
304 subsection (b) of section 21-80, as amended by this act, regardless of
305 whether one or more of such notices or the service of such notices is
306 subsequently deemed invalid or ineffective, the amount of the
307 relocation or compensatory payments required to be paid to such
308 resident under the provisions of this section shall not exceed seven
309 thousand dollars, regardless of whether a subsequent valid notice or
310 notices are properly served subsequent to June 23, 1999, and such
311 subsequent notice or notices expire on or after October 1, 2000, but
312 before October 1, 2025.

313 (c) The owner of a mobile manufactured home park, who intends to
314 close the park, shall notify, in writing, the Commissioner of Consumer
315 Protection, the Commissioner of Housing and the chief elected official
316 in the town in which the park is located at least ninety days prior to
317 refusing to renew any leases because of the impending closing, or on
318 any earlier date the owner gives any notice of the closing of the park as
319 may be required by the general statutes.

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

322 (a) The department may revoke, suspend, place conditions on or
323 refuse to renew any license to operate a mobile manufactured home
324 park for a violation of any provision of this chapter or any regulations
325 issued hereunder or any other state or local law or regulation, after
326 hearing, except that if the department upon investigation finds a
327 licensee is not providing adequate sewerage facilities, electrical,
328 plumbing or sanitary services, water supply or fire protection,
329 suspension of the license shall be automatic, provided such licensee
330 shall be entitled to a hearing before the department not later than thirty
331 days after such suspension. A license may be reinstated or reissued if
332 the circumstances leading to the violation have been remedied and the
333 park is being maintained and operated in full compliance with this
334 chapter and the regulations hereunder. Each officer, board, commission
335 or department of the state or any local government shall assist the
336 department with technical data on sewerage facilities, electrical,
337 plumbing or sanitary services, water supply or fire protection and shall
338 submit such data to the department for the department's use in any
339 hearing held pursuant to this section. In addition to revoking,
340 suspending, placing conditions on, or refusing to renew any license to
341 operate a mobile manufactured home park, the department may,
342 following an administrative hearing, impose a fine of not less than fifty
343 nor more than three hundred dollars for each day that such violation
344 exists. In connection with any investigation the Commissioner of
345 Consumer Protection or the commissioner's authorized agent may
346 administer oaths, issue subpoenas, compel testimony and order the

347 production of books, records and documents. Notwithstanding any
348 provision of this chapter or chapter 416, all books, records and
349 documents produced pursuant to this subsection shall be public records
350 or files within the meaning of the Freedom of Information Act, as
351 defined in section 1-200, and the department shall disclose such books,
352 records or documents to any person in accordance with the provisions
353 of said act regardless of whether such books, records or documents are
354 relevant to an ongoing investigation or enforcement action by the
355 department under this chapter. Each owner shall retain all leases,
356 disclosure statements, rules and regulations required under this chapter
357 for at least four years after any resident to whom they relate vacates the
358 park.

359 (b) (1) If an inspection by the department reveals a violation of any
360 provision of this chapter or any regulation issued under this chapter, the
361 cost of all reinspections necessary to determine compliance with any
362 such provision shall be assumed by the owner, except that if a first
363 reinspection indicates compliance with such provision, no charge shall
364 be made.

365 (2) As part of an inspection or investigation, the department may
366 order an owner of a mobile manufactured home park to obtain an
367 independent inspection report, at the sole cost of the owner, that
368 assesses the condition and potential public health impact of a condition
369 at the park, including, but not limited to, the condition of trees and
370 electrical, plumbing or sanitary systems.

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

377 (B) In the event that the department requires the person completing
378 an independent inspection report under this subsection to have training
379 or be licensed in a particular area, the department shall include such

380 requirement in the first order the department issues to the mobile
381 manufactured home park owner requiring such report.

382 (C) The mobile manufactured home park owner shall submit proof of
383 compliance with the provisions of this subdivision at the time the owner
384 submits to the department the independent inspection report required
385 under this subsection.

386 (4) If the department orders a mobile manufactured home park
387 owner to obtain an independent inspection report as part of the owner's
388 application for a license, or for renewal of a license, to operate a mobile
389 manufactured home park, the department shall issue such order to such
390 owner at the electronic mail address such owner most recently provided
391 to the department in such owner's application. Such order shall provide
392 a description of the condition or conditions that require further
393 assessment by such owner.

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

399 (6) Each independent inspection report required under this
400 subsection shall include (A) an assessment of (i) all conditions outlined
401 in the department's order requiring such report that impact public
402 health and safety for the purpose of assessing the risk that such
403 conditions pose to public health and safety, and (ii) the severity of the
404 conditions described in subparagraph (A)(i) of this subdivision, and (B)
405 a detailed plan of action to remedy each condition described in
406 subparagraph (A)(i) of this subdivision.

407 (7) Not later than ten days after a mobile manufactured home park
408 owner receives an independent inspection report required under this
409 subsection, the mobile manufactured home park owner shall provide to
410 the department, in writing, a detailed plan to remedy the assessed
411 condition, which plan shall include, at a minimum, a specific timeline,

412 proposed contractors and a budget.

413 (8) Notwithstanding any provision of this chapter or chapter 416,
414 each independent inspection report or proof of compliance submitted to
415 the department pursuant to this subsection, each detailed plan provided
416 to the department pursuant to this subsection and each order issued by
417 the department pursuant to this subsection shall be a public record or
418 file within the meaning of the Freedom of Information Act, as defined
419 in section 1-200, and the department shall disclose such independent
420 inspection report, proof of compliance, detailed plan or order to any
421 person in accordance with the provisions of said act regardless of
422 whether such independent inspection report, proof of compliance,
423 detailed plan or order is relevant to an ongoing investigation or
424 enforcement action by the department under this chapter.

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

428 (d) The department may issue an order to any owner determined to
429 be in violation of any provision of this chapter or any regulation issued
430 under this section after an inspection of a mobile manufactured home
431 park, providing for the immediate discontinuance of the violation or
432 timely remediation of such violation. Any owner of a mobile
433 manufactured home park who fails to comply with any orders
434 contained in a notice of violation resulting from a reinspection of such
435 park not later than thirty days after issuance of such notice, including
436 confirmation of active licensure, shall be fined five hundred dollars per
437 violation and shall follow the procedures specified in section 51-164n.

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

443 Sec. 5. Subsection (b) of section 21-80 of the general statutes is

444 repealed and the following is substituted in lieu thereof (*Effective October*
445 *1, 2025*):

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

450 (A) Nonpayment of rent, utility charges or reasonable incidental
451 services charges;

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

455 (C) Material noncompliance by the resident with the rental
456 agreement or with rules or regulations adopted under section 21-70, as
457 amended by this act;

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

461 (E) A change in the use of the land on which such mobile
462 manufactured home is located, provided all of the affected residents
463 receive written notice (i) at least three hundred sixty-five days before
464 the time specified in the notice for the resident to quit possession of the
465 mobile manufactured home or occupancy of the lot if such notice is
466 given before June 23, 1999, or (ii) at least five hundred forty-five days
467 before the time specified in the notice for the resident to quit possession
468 of the mobile manufactured home or occupancy of the lot if such notice
469 is given on or after June 23, 1999, regardless of whether any other notice
470 under this section or section 21-70, as amended by this act, has been
471 given before June 23, 1999; provided nothing in subsection (f) of section
472 21-70, as amended by this act, section 21-70a, as amended by this act,
473 subsection (a) of this section, this subdivision and section 21-80b shall
474 be construed to invalidate the effectiveness of or require the reissuance

475 of any valid notice given before June 23, 1999.

476 (2) An owner may not maintain a summary process action under
477 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except
478 a summary process action based upon conduct which constitutes a
479 serious nuisance or a violation of subdivision (9) of subsection (b) of
480 section 21-82, prior to delivering a written notice to the resident
481 specifying the acts or omissions constituting the breach and that the
482 rental agreement shall terminate upon a date not less than thirty days
483 after receipt of the notice. If such breach can be remedied by repair by
484 the resident or payment of damages by the resident to the owner and
485 such breach is not so remedied within twenty-one days, the rental
486 agreement shall terminate except that (A) if the breach is remediable by
487 repairs or the payment of damages and the resident adequately
488 remedies the breach within said twenty-one-day period, the rental
489 agreement shall not terminate, or (B) if substantially the same act or
490 omission for which notice was given recurs within six months, the
491 owner may terminate the rental agreement in accordance with the
492 provisions of sections 47a-23 to 47a-23b, inclusive. For the purposes of
493 this subdivision, "serious nuisance" means (i) inflicting bodily harm
494 upon another resident or the owner or threatening to inflict such harm
495 with the present ability to effect the harm and under circumstances
496 which would lead a reasonable person to believe that such threat will be
497 carried out, (ii) substantial and wilful destruction of part of the
498 premises, (iii) conduct which presents an immediate and serious danger
499 to the safety of other residents or the owner, or (iv) using the premises
500 for prostitution or the illegal sale of drugs. If the owner elects to evict
501 based upon an allegation, pursuant to subdivision (8) of subsection (b)
502 of section 21-82, that the resident failed to require other persons on the
503 premises with the resident's consent to conduct themselves in a manner
504 that will not constitute a serious nuisance, and the resident claims to
505 have had no knowledge of such conduct, then, if the owner establishes
506 that the premises have been used for the illegal sale of drugs, the burden
507 shall be on the resident to show that the resident had no knowledge of
508 the creation of the serious nuisance.

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

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

513 (B) By the owner giving the resident at least sixty days' written notice,
514 which shall state the reason or reasons for such termination, except that,
515 when termination is based upon subparagraph (A) of subdivision (1) of
516 this subsection, the owner need give the resident only thirty days'
517 written notice, which notice shall state the total arrearage due provided,
518 the owner shall not maintain or proceed with a summary process action
519 against a resident who tenders the total arrearage due to the owner
520 within such thirty days and who has not so tendered an arrearage under
521 this subparagraph during the preceding twelve months.

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

524 (5) Nothing in this subsection shall prohibit an owner from increasing
525 the rent at the termination of the rental agreement if (A) the owner
526 delivers a written notice of the proposed rent increase to the resident at
527 least thirty days before the start of a new rental agreement; (B) the
528 proposed rent is consistent with rents for comparable lots, [in the same
529 park] provided the proposed rent shall not increase at a rate that exceeds
530 any increase in the consumer price index over the preceding twelve-
531 month period plus one per cent; and (C) the rent is not increased in order
532 to defeat the purpose of this subsection.

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

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

539 (1) Any provision by which the resident agrees to waive or forfeit

540 rights or remedies under this chapter and sections 47a-21, as amended
541 by this act, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26h, inclusive, 47a-
542 35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section
543 of the general statutes or any municipal ordinance, unless such section
544 or ordinance expressly states that such rights may be waived;

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

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

553 (4) Any provision which permits the owner to charge a penalty for
554 late payment of rent in excess of five per cent of the total rent due for the
555 mobile manufactured home space or lot or four per cent of the total rent
556 due for the mobile manufactured home and mobile manufactured home
557 space or lot;

558 (5) Any provision which allows the owner to increase the total rent
559 or change the payment arrangements during the term of the rental
560 agreement;

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

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

570 (8) Any provision allowing the owner to charge ancillary fees in an

571 aggregate amount that exceeds fifteen dollars annually;

572 ~~[(8)]~~ (9) Any provision authorizing the owner to confess judgment on
573 a claim arising out of the rental agreement;

574 ~~[(9)]~~ (10) Any provision which waives any cause of action against or
575 indemnification from an owner, by a resident for any injury or harm
576 caused to such resident, his or her family or his or her guests, or to his
577 or her property, or the property of his or her family or his or her guests
578 resulting from any negligence of the owner, his or her agents or his or
579 her assigns in the maintenance of the premises or which otherwise
580 agrees to the exculpation or limitation of any liability of the owner
581 arising under law or to indemnify the owner for that liability or the costs
582 connected therewith;

583 ~~[(10)]~~ (11) Any provision permitting the owner to dispossess the
584 resident without resort to court order;

585 ~~[(11)]~~ (12) Any provision consenting to the distraint of the resident's
586 property for rent;

587 ~~[(12)]~~ (13) Any provision agreeing to pay the owner's attorney's fees
588 in excess of fifteen per cent of any judgment against the resident in any
589 action in which money damages are awarded; or

590 ~~[(13)]~~ (14) Any provision which denies to the resident the right to treat
591 as a breach of the agreement, a continuing violation by the owner,
592 substantial in nature, of any provision set forth in the rental agreement
593 or of any state statute unless the owner discontinues such violation
594 within a reasonable time after written notice is given by the resident by
595 registered or certified mail.

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

598 Sec. 7. Subsection (i) of section 47a-21 of the general statutes is
599 repealed and the following is substituted in lieu thereof (*Effective October*
600 *1, 2025*):

601 (i) On and after July 1, 1993, each landlord other than a landlord of a
602 residential unit in any building owned or controlled by any educational
603 institution and used by such institution for the purpose of housing
604 students of such institution and their families, and each landlord or
605 owner of a mobile manufactured home or of a mobile manufactured
606 home space or lot or park, as such terms are defined in [subdivisions (1),
607 (2) and (3) of] section 21-64, as amended by this act, shall pay interest on
608 each security deposit received by such landlord at a rate of not less than
609 the average rate paid, as of December 30, 1992, on savings deposits by
610 insured commercial banks as published in the Federal Reserve Board
611 Bulletin rounded to the nearest one-tenth of one percentage point,
612 except in no event shall the rate be less than one and one-half per cent.
613 On and after January 1, 1994, the rate for each calendar year shall be not
614 less than the deposit index, determined under this section as it was in
615 effect during such year. On and after January 1, 2012, the rate for each
616 calendar year shall be not less than the deposit index, as defined in
617 section 36a-26, for that year. On the anniversary date of the tenancy and
618 annually thereafter, such interest shall be paid to the tenant or resident
619 or credited toward the next rental payment due from the tenant or
620 resident, as the landlord or owner shall determine. If the tenancy is
621 terminated before the anniversary date of such tenancy, or if the
622 landlord or owner returns all or part of a security deposit prior to
623 termination of the tenancy, the landlord or owner shall pay the accrued
624 interest to the tenant or resident not later than twenty-one days after
625 such termination or return. Interest shall not be paid to a tenant for any
626 month in which the tenant has been delinquent for more than ten days
627 in the payment of any monthly rent, unless the landlord imposes a late
628 charge for such delinquency. No landlord shall increase the rent due
629 from a tenant because of the requirement that the landlord pay on
630 interest the security deposit.

631 Sec. 8. Subdivision (5) of section 52-352a of the general statutes is
632 repealed and the following is substituted in lieu thereof (*Effective October*
633 *1, 2025*):

634 (5) "Homestead" means owner-occupied real property, co-op or

635 mobile manufactured home, as defined in [subdivision (1) of] section 21-
636 64, as amended by this act, used as a primary residence.

637 Sec. 9. (NEW) (*Effective July 1, 2025*) (a) Not later than October 1, 2025,
638 and annually thereafter, the owner of each mobile manufactured home
639 park, as defined in section 21-64 of the general statutes, as amended by
640 this act, shall submit a report to the Department of Consumer Protection
641 disclosing the water capacity and flow of each fire hydrant located in
642 such park.

643 (b) The owner of a mobile manufactured home park with a fire
644 hydrant that is determined by the Commissioner of Consumer
645 Protection to have insufficient water capacity or flow shall, not later than
646 thirty days after receiving notification of such determination, and
647 quarterly thereafter, submit a report to the department detailing the
648 progress such owner has made in increasing the water capacity or flow
649 of the fire hydrant to a level deemed sufficient by the commissioner.

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>	21-70
Sec. 3	<i>October 1, 2025</i>	21-70a
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)
Sec. 9	<i>July 1, 2025</i>	New section

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:

Agency Affected	Fund-Effect	FY 26 \$	FY 27 \$
Consumer Protection, Dept.	GF - Cost	112,000	99,000
State Comptroller - Fringe Benefits ¹	GF - Cost	40,179	40,179

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill requires the Department of Consumer Protection (DCP) to regulate the water capacity and flow of fire hydrants at mobile manufactured home parks resulting in a cost to the state. To meet the requirements of the bill DCP will have to hire one state program manager for a FY 26 cost of \$112,000² and a FY 27 cost of \$99,000, along with an annual associated fringe benefits cost of \$40,179. The additional employee is needed to analyze the water capacity and flow reports submitted by the mobile manufactured home parks, determine if a fire hydrant has insufficient capacity or flow, and ensure compliance with the reporting requirements of this section.

The bill also makes various changes to mobile manufactured home parks that result in no fiscal impact to the state.

The Out Years

¹The fringe benefit costs for most state employees are budgeted centrally in accounts administered by the Comptroller. The estimated active employee fringe benefit cost associated with most personnel changes is 40.71% of payroll in FY 26.

²This includes a one-time \$10,000 cost to update the e-license system to accommodate the water capacity and flow reports required in the bill.

The annualized ongoing fiscal impact identified above would continue into the future subject to employee wage increases and inflation.

OLR Bill Analysis**HB 5428*****AN ACT CONCERNING MOBILE MANUFACTURED HOME PARKS.*****SUMMARY**

This bill makes a number of changes related to the operation of mobile manufactured home parks. Among other things, it:

1. limits rent increases after termination of a rental agreement with a resident who owns a mobile home to the rate of increase in the consumer price index plus 1 % (§ 5);
2. prohibits a rental agreement from charging more than \$15 annually in ancillary fees and requires the Department of Consumer Protection (DCP) to adopt regulations on the disclosure of these fees (§§ 1, 2 & 6);
3. increases, from \$10,000 to \$20,000, the amount of relocation expenses a park owner (“owner”) must pay a resident if the resident owns a mobile manufactured home that must be removed from the park due to a change in the park’s land use (§ 3);
4. 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 (§ 4);
5. requires DCP to disclose certain documents related to mobile manufactured home parks regardless of whether there is an ongoing DCP investigation or enforcement action (§ 4);
6. establishes a reporting process to address the water capacity and flow of a park’s fire hydrants (§ 9); and

7. makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2025, except the fire hydrant reporting requirement is effective July 1, 2025.

§§ 1 & 5 — RENT INCREASES

Currently, an increase in rent after termination of a rental agreement with a resident who owns a mobile home must be consistent with rents for comparable lots in the park. The bill permits a comparison to lots outside the park and limits a rent increase to the increase in the consumer price index over the prior 12 months plus 1%. By law, an increase cannot be used as a way to avoid the law's provisions on summary process for these residents and the owner must provide notice of the increase.

To calculate the consumer price index, the bill uses the consumer price index, annual average, for all urban consumers: United States city average, all items, published by the U.S. Department of Labor's Bureau of Labor Statistics. If this index is discontinued, the bill uses an equivalent index by a federal authority and, if that is unavailable, a comparable index from the Bureau of Labor Statistics.

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).

§§ 1, 2 & 6 — 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 fees and services fees.

The bill prohibits provisions in rental agreements that allow an owner to charge more than \$15 annually in ancillary fees. Existing law prohibits rental agreements from (1) containing certain provisions, such as any that allow a rent increase during the term of a rental agreement, and (2) placing certain restrictions on provisions such as those on termination for unpaid rent and penalties for overdue rent.

The bill adds disclosure of ancillary fees and enumeration of the goods and services provided for the ancillary fees to the list of topics DCP must address in its regulations regarding owners' disclosure statements.

§§ 2 & 3 — DISCONTINUED USE AS PARK

Relocation Expenses

The bill increases, from \$10,000 to \$20,000, the amount of relocation expenses an owner must pay a resident who owns a mobile manufactured home that must be removed from the park due to a change in the park's land use. This increase applies when the owner gives the resident a notice of summary process that expires on or after October 1, 2025, regardless of when it was given.

Appraisers

The law establishes a process that permits an association of at least 25% of the units in a manufactured home park to negotiate to purchase the park when its owner intends to discontinue use of the land as a park or sell the park's land to someone who will discontinue its use as a park.

As part of this process, if the association and owner cannot agree on a price and there is no bona fide offer for the association to match, the association has the right to purchase the property at a price determined by an appraiser. The law establishes a process using three appraisers when the association and owner cannot agree on an appraiser. The bill permits any appraiser involved in this process to use data on properties and parks located in other municipalities to establish the park's value.

§ 4 — DCP DOCUMENT DISCLOSURE

The bill makes the following documents DCP obtains subject to disclosure under the Freedom of Information Act and requires DCP to disclose them regardless of whether they are relevant to an ongoing investigation or enforcement action by DCP under the laws governing mobile manufactured homes:

1. any books, records, documents, or files DCP has in relation to

investigations for potential action against a person's license to operate a park and

2. independent inspection reports ordered by DCP to assess the public health impact of a park's condition, the owner's proof of compliance regarding an independent inspection, the owner's detailed plans to remedy a condition assessed by an independent inspection, and any DCP orders related to the independent inspection.

These disclosure requirements apply regardless of the law that generally makes documents DCP obtains during an investigation or enforcement action confidential until there is a final adjudication or settlement or the matter is closed.

§ 9 — PARK FIRE HYDRANTS

The bill requires park owners to report to DCP annually, beginning by October 1, 2025, on the water capacity and flow of fire hydrants in a park. Within 30 days after receiving a DCP determination that a fire hydrant has insufficient capacity or flow, an owner must begin submitting quarterly reports to DCP on progress made to increase the capacity or flow to a level DCP deems sufficient.

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, affect 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.

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

HB 5411, favorably reported by the General Law Committee, establishes a number of requirements for mobile manufactured home park ancillary fees, requires DCP to establish a complaint process for park residents, and extends the time before a new rental agreement that an owner must provide notice of a rent increase to a mobile manufactured home owner.

sHB 6889, favorably reported by the Housing Committee, expands certain eviction protections for certain tenants, including residents in mobile manufactured home parks.

COMMITTEE ACTION

General Law Committee

Joint Favorable

Yea 14 Nay 7 (03/21/2025)