



Senate

General Assembly

File No. 831

January Session, 2025

Substitute Senate Bill No. 1357

Senate, May 6, 2025

The Committee on Judiciary reported through SEN. WINFIELD of the 10th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING THE DEPARTMENT OF CONSUMER PROTECTION'S RECOMMENDATIONS REGARDING VARIOUS STATUTES CONCERNING CONSUMER PROTECTION.

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

1 Section 1. Section 20-289 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective from passage*):

3 There shall be an Architectural Licensing Board in the Department of
4 Consumer Protection. The board shall consist of five members. The
5 Governor shall appoint two members of the board who shall be public
6 members and three members of the board who shall be architects
7 residing in this state. The Governor shall have the power to remove any
8 member from office for misconduct, incapacity or neglect of duty.
9 Members shall not be compensated for their services but shall be
10 reimbursed for necessary expenses incurred in the performance of their
11 duties. The board shall keep a record of its proceedings and a roster of
12 all licensed architects entitled to practice architecture and of all persons
13 holding certificates of authority under sections 20-295 and 20-295a of the

14 general statutes, revised to 1968, and corporations holding certificates
15 of authorization for the practice of architecture under section 20-298b in
16 this state. The department shall adopt regulations, in consultation with
17 the board and in accordance with chapter 54, concerning eligibility for
18 architectural licensing examinations, appeals of examination grades,
19 reciprocal licensing, requirements for continuing professional education
20 for renewal of licensure, qualifications for registration for Architect
21 Emeritus and such other matters as the department deems necessary to
22 carry out the purposes of this chapter. The board shall, annually,
23 prepare a roster of all licensed architects and the last-known mailing
24 address of such architects. A copy of such roster shall be placed on file
25 with the Secretary of the State and with the town building department
26 of each town. The Commissioner of Consumer Protection, with advice
27 and assistance from the board, shall adopt regulations, in accordance
28 with chapter 54, (1) concerning professional ethics and conduct
29 appropriate to establish and maintain a high standard of integrity and
30 dignity in the practice of the profession, and (2) for the conduct of the
31 board's affairs and for the examination of applicants for a license. The
32 board shall, after public notice, hold at least one meeting per quarter, in
33 each calendar year, for the purpose of considering applications for
34 licenses and for the transaction of other business. Any person aggrieved
35 by an order made under this chapter may appeal from such order as
36 provided in section 4-183. Appeals under this section shall be privileged
37 in respect to the order of trial and assignment.

38 Sec. 2. Section 20-290 of the general statutes is repealed and the
39 following is substituted in lieu thereof (*Effective from passage*):

40 In order to safeguard life, health and property, no person shall
41 practice architecture in this state, except as provided in this chapter, or
42 use the title "architect", or display or use any words, terms, letters,
43 figures, title, sign, seal, advertisement or other device to indicate that
44 such person practices or offers to practice architecture, including, but
45 not limited to, the terms "architectural design", "architectural services"
46 and "architectural drawings", unless such person has obtained a license
47 as provided in this chapter. Nothing in this chapter shall prevent any

48 Connecticut corporation in existence prior to 1933, whose charter
49 authorizes the practice of architecture, from making plans and
50 specifications or supervising the construction of any building, except
51 that no such corporation shall issue plans or specifications unless such
52 plans or specifications have been signed and sealed by an architect
53 licensed under the provisions of this chapter.

54 Sec. 3. Section 20-292 of the general statutes is repealed and the
55 following is substituted in lieu thereof (*Effective from passage*):

56 (a) Each licensed architect shall renew his or her license annually.
57 Pursuant to section 20-289, as amended by this act, a licensee shall pay
58 to the department the professional services fee for class F, as defined in
59 section 33-182l and shall submit proof of, or attest to, completion of
60 continuing professional education requirements.

61 (b) Each corporation holding a certificate of authorization for the
62 practice of architecture shall renew its certificate of authorization for the
63 practice of architecture each year and pay to the department a renewal
64 fee of two hundred twenty dollars.

65 (c) An applicant for examination or reexamination under this chapter
66 shall pay a nonrefundable fee of seventy-two dollars and an amount
67 sufficient to meet the cost of conducting each portion of the examination
68 taken by such applicant. The fee for an applicant who qualifies for a
69 license, other than by examination, in accordance with the provisions of
70 section 20-291, shall be one hundred dollars.

71 (d) Pursuant to section 20-289, as amended by this act, an architect
72 who is retired and not practicing any aspect of architecture and who [is]
73 (1) is sixty-five years of age or older, or (2) has been licensed for a
74 minimum of ten years in this state, may apply for registration as an
75 Architect Emeritus. The fee for such registration shall be ten dollars. An
76 Architect Emeritus may not engage in the practice of architecture
77 without applying for and receiving an architect license.

78 (e) [For] (1) Except as provided in subdivisions (2) to (4), inclusive, of

79 this subsection, for renewal of a license under this section, other than
80 under subsection (d) of this section, an applicant shall submit proof or
81 attest that he or she has completed twelve hours of continuing
82 professional education during the continuing professional education
83 period. The continuing professional education period shall commence
84 three calendar months prior to the license expiration date and shall run
85 for a period of twelve months from the date of commencement.

86 (2) No licensed architect shall be required to comply with the
87 continuing professional education requirements established in this
88 section until after the licensed architect's first license renewal.

89 (3) No architect who is registered as an Architect Emeritus in the
90 manner set forth in subsection (d) of this section shall be subject to the
91 continuing professional education requirements established in this
92 section.

93 (4) (A) The board may, in the board's discretion, excuse a licensed
94 architect from the continuing professional education requirements
95 established in this section for reasons of health, military service or other
96 individual hardship, provided (i) the licensed architect otherwise
97 satisfies all requirements to renew such licensed architect's license, and
98 (ii) the board issues its decision to excuse the licensed architect from
99 such continuing professional education requirements in writing.

100 (B) A written decision issued by the board pursuant to subparagraph
101 (A) of this subdivision shall be a final decision and not appealable to the
102 department.

103 (f) (1) For renewal of a license under this section, the department shall
104 charge the following fees for failure to earn continuing professional
105 education credits by the end of the continuing professional education
106 period:

107 (A) Three hundred fifteen dollars for reporting on a renewal
108 application that any of the minimum of twelve hours of continuing
109 professional education was earned up to thirteen weeks following the

110 end of the continuing professional education period; and

111 (B) Six hundred twenty-five dollars for reporting on a renewal
112 application that any of the minimum of twelve hours of continuing
113 professional education was earned for more than thirteen weeks and up
114 to twenty-six weeks following the end of the continuing professional
115 education period.

116 (2) Failure [.] on the part of a licensee under this section to comply
117 with the continuing professional education requirements for more than
118 twenty-six weeks beyond the continuing professional education period
119 may result in the imposition of a civil penalty in an amount not to exceed
120 one thousand dollars, or in the suspension, revocation or refusal to
121 renew the licensee's license, by the board or department [.] following an
122 administrative hearing held pursuant to chapter 54.

123 Sec. 4. Section 20-298 of the general statutes is repealed and the
124 following is substituted in lieu thereof (*Effective from passage*):

125 (a) The following activities are exempted from the provisions of this
126 chapter: (1) The practice of engineering by a professional engineer
127 licensed under the provisions of chapter 391, and the performance by
128 such professional engineer of architectural work for which such
129 professional engineer is qualified by education and experience and
130 which is incidental to such professional engineer's engineering work; (2)
131 the construction or alteration of a residential building to provide
132 dwelling space for not more than two families, or of a private garage or
133 other accessory building intended for use with such residential
134 building, or of any farm building or structure for agricultural use; (3)
135 the preparation of details and shop drawings by persons other than
136 architects, for use in execution of the work of such persons, when
137 buildings are designed in accordance with the requirements of this
138 chapter; (4) the activities of employees of architects licensed in this state
139 acting under the instructions, control or supervision of their employers;
140 (5) the superintendence by builders, or properly qualified
141 superintendents employed by such builders, of the construction or
142 structural alteration of buildings or structures; (6) the activities of

143 officers and employees of any public utility corporation whose
144 operations are under the jurisdiction of the Public Utilities Regulatory
145 Authority; (7) the activities of officers and employees of the government
146 of the United States while engaged in this state in the practice of
147 architecture for said government; and (8) the making of plans and
148 specifications for or supervising the erection of any building, any
149 building addition or any alteration to an existing building, where the
150 building, including any addition, contains less than five thousand
151 square feet total area, provided (A) this subdivision shall not be
152 construed to exempt from the provisions of this chapter buildings of less
153 than five thousand square feet total area of the use groups as defined in
154 the State Building Code as follows: Assembly, educational, institutional,
155 high hazard, transient residential, which includes hotels, motels,
156 rooming or boarding houses, dormitories and similar buildings, and (B)
157 the area specified in this subdivision is to be calculated from the exterior
158 dimensions of the outside walls of the building and shall include all
159 occupiable floors or levels.

160 (b) No person claiming an exemption under subsection (a) of this
161 section shall use the title "architect", or display or use any words, terms,
162 letters, figures, title, sign, seal, advertisement or other device to indicate
163 or imply that such person practices or offers to practice architecture,
164 including, but not limited to, the terms "architectural design",
165 "architectural services" and "architectural drawings", unless such person
166 has obtained a license as provided in this chapter.

167 (c) A person claiming an exemption under subdivisions (1) to (6),
168 inclusive, of subsection (a) of this section or subdivision (8) of subsection
169 (a) of this section who has not obtained a license as provided in this
170 chapter shall clearly and conspicuously include the words "NOT A
171 LICENSED ARCHITECT" on all contracts, advertisements, promotional
172 materials, plans and specifications.

173 Sec. 5. Subsection (c) of section 20-314 of the general statutes is
174 repealed and the following is substituted in lieu thereof (*Effective July 1,*
175 *2025*):

176 (c) In order to determine the competency of any applicant for a real
177 estate licensee's license, the commission or Commissioner of Consumer
178 Protection shall, on payment of an application fee of one hundred
179 twenty dollars by an applicant for a real estate broker's license or an
180 application fee of eighty dollars by an applicant for a real estate
181 salesperson's license, subject such applicant to personal written
182 examination as to the applicant's competency to act as a real estate
183 broker or real estate salesperson, as the case may be. Each examination
184 shall be prepared by the department or by a national testing service
185 designated by the commissioner and shall be administered to applicants
186 by the department or by such testing service at such times and places as
187 the commissioner may deem necessary. The commission or
188 commissioner may waive the uniform portion of the written
189 examination requirement in the case of an applicant who has taken the
190 national testing service examination in another state within two years
191 from the date of application and has received a score deemed
192 satisfactory by the commission or commissioner. An applicant shall
193 submit evidence of the applicant's successful completion of the required
194 written examination, which successful completion shall occur not later
195 than two years after the date of application unless the commission, in
196 the commission's discretion, grants a hardship extension to the
197 applicant. The commissioner shall adopt regulations, in accordance
198 with chapter 54, establishing passing scores for examinations. In
199 addition to such application fee, applicants taking the examination
200 administered by a national testing service shall be required to pay
201 directly to such testing service an examination fee covering the cost of
202 such examination. Each payment of such application fee shall entitle the
203 applicant to take such examination within the one-year period from the
204 date of payment.

205 Sec. 6. Section 20-324e of the general statutes is repealed and the
206 following is substituted in lieu thereof (*Effective from passage*):

207 [(a) When any aggrieved person commences any action for a
208 judgment which may result in collection from the Real Estate Guaranty
209 Fund, the aggrieved person shall notify the commission or department

210 in writing to this effect at the time of the commencement of such action.
211 Such written notice shall toll the time for making application to the
212 commission pursuant to section 20-324d. The commission or
213 department shall have the right to enter an appearance, intervene in or
214 defend any such action and may waive the required written notice for
215 good cause shown.]

216 [(b)] (a) When any aggrieved person [recovers a valid judgment in
217 the Superior Court] obtains a binding arbitration decision, court
218 judgment, order or decree against any real estate licensee or the
219 unlicensed employee of any such real estate licensee for loss or damages
220 sustained by reason of the embezzlement of money or property, or
221 money or property unlawfully obtained from any person by false
222 pretenses, artifice or forgery or by reason of any fraud,
223 misrepresentation or deceit by or on the part of such real estate licensee
224 or the unlicensed employee of any such real estate [broker] licensee,
225 such aggrieved person may upon the final determination of, or
226 expiration of time for appeal in connection with, any decision,
227 judgment, order or decree, apply to the [commission] department for an
228 order directing payment out of the Real Estate Guaranty Fund of the
229 amount unpaid upon the decision, judgment, order or decree, subject to
230 the limitations stated in section 20-324a and the limitations specified in
231 this section.

232 [(c)] (b) The [commission] department shall proceed upon such
233 application in a summary manner, and [, upon the hearing thereof,] the
234 aggrieved person shall be required to show that: (1) Such aggrieved
235 person is not a spouse of the debtor or the personal representative of
236 such spouse; (2) such aggrieved person has complied with all the
237 requirements of this section; (3) such aggrieved person has obtained a
238 decision, judgment, order or decree as provided in subsection [(b)] (a)
239 of this section, stating the amount thereof and the amount owing
240 thereon at the date of the application; (4) such aggrieved person has
241 caused to be issued a writ of execution upon the decision, judgment,
242 order or decree and the officer executing the same has made a return
243 showing that no personal or real property of the [judgment] debtor

244 liable to be levied upon in satisfaction of the decision, judgment, order
245 or decree could be found, or that the amount realized on the sale of them
246 or of such of them as were found, under the execution, was insufficient
247 to satisfy the decision, judgment, order or decree, stating the amount so
248 realized and the balance remaining due on the decision, judgment, order
249 or decree after application thereon of the amount realized; (5) such
250 aggrieved person has made all reasonable searches and inquiries to
251 ascertain whether the [judgment debtor] real estate licensee or
252 unlicensed employee of a real estate licensee possesses real or personal
253 property or other assets, liable to be sold or applied in satisfaction of the
254 decision, judgment, order or decree; and (6) that by such search such
255 aggrieved person has discovered no personal or real property or other
256 assets liable to be sold or applied, or that such aggrieved person has
257 discovered certain of them, describing them, owned by the [judgment
258 debtor] real estate licensee or unlicensed employee of a real estate
259 licensee and liable to be so applied, and that such aggrieved person has
260 taken all necessary action and proceedings for the realization thereof,
261 and that the amount thereby realized was insufficient to satisfy the
262 decision, judgment, order or decree, stating the amount so realized and
263 the balance remaining due on the decision, judgment, order or decree
264 after application of the amount realized.

265 [(d)] (c) Whenever the aggrieved person satisfies the [commission]
266 department that it is not practicable to comply with one or more of the
267 requirements enumerated in subdivisions (4), (5) and (6) of subsection
268 [(c)] (b) of this section and that such aggrieved person has taken all
269 reasonable steps to collect the amount of the decision, judgment, order
270 or decree or the unsatisfied part thereof and has been unable to collect
271 the same, the [commission] department may in its discretion waive such
272 requirements.

273 [(e)] (d) The [commission] department shall order payment from the
274 Real Estate Guaranty Fund of any sum it shall find to be payable upon
275 the claim, pursuant to the provisions of and in accordance with the
276 limitations contained in this section and section 20-324a, if the
277 [commission] department is satisfied [, upon the hearing,] of the truth

278 of all matters required to be shown by the aggrieved person by
279 subsection [(c)] (b) of this section and that such aggrieved person has
280 fully pursued and exhausted all remedies available to such aggrieved
281 person for recovering the amount awarded by the decision, judgment,
282 [of the court] order or decree.

283 [(f)] (e) If the [commission] department pays from the Real Estate
284 Guaranty Fund any amount in settlement of a claim or toward
285 satisfaction of a decision, judgment, order or decree against a real estate
286 licensee or an unlicensed employee of a real estate licensee pursuant to
287 an order under subsection [(e)] (d) of this section, such [real estate
288 licensee] person shall not be eligible to receive a new license until such
289 [real estate licensee] person has repaid in full, plus interest at [a] the rate
290 [to be determined by the commission and which shall reflect current
291 market rates, the amount paid from the fund on such real estate
292 licensee's account] of ten per cent per year. A discharge in bankruptcy
293 shall not relieve a person from the penalties and disabilities provided in
294 this subsection.

295 [(g)] (f) If, at any time, the money deposited in the Real Estate
296 Guaranty Fund is insufficient to satisfy any duly authorized claim or
297 portion thereof, the [commission] department shall, when sufficient
298 money has been deposited in the fund, satisfy such unpaid claims or
299 portions thereof, in the order that such claims or portions thereof were
300 originally filed, plus accumulated interest at the rate of four per cent a
301 year.

302 Sec. 7. Subsection (b) of section 20-333 of the general statutes is
303 repealed and the following is substituted in lieu thereof (*Effective from*
304 *passage*):

305 (b) The department shall conduct such written, oral and practical
306 examinations as the appropriate board, with the consent of the
307 commissioner, deems necessary to test the knowledge of the applicant
308 in the work for which a license is being sought. The department shall
309 allow any applicant, who has not participated in [an] a registered
310 apprenticeship program, as set forth in section 31-22r, but either

311 presents a recommendation for review issued pursuant to section 31-
312 22u or demonstrates to the department, in consultation with the
313 applicable board, equivalent experience and training, to sit for any such
314 examination. Any person completing the required apprentice training
315 program for a journeyman's license under section 20-334a shall, [within]
316 not later than thirty days [following such completion] after completing
317 such program, apply for a licensure examination given by the
318 department or a person authorized by the department to give such
319 examination. If an applicant does not pass such licensure examination,
320 the commissioner shall provide each failed applicant with information
321 on how to retake the examination and a report describing the applicant's
322 strengths and weaknesses in such examination. Any apprentice permit
323 issued under section 20-334a to an applicant who fails three licensure
324 examinations in any one-year period shall remain in effect if such
325 applicant applies for and takes the first licensure examination given by
326 the department following the one-year period [from] beginning on the
327 date of such applicant's third and last unsuccessful licensure
328 examination. Otherwise, such permit shall be revoked as of the date of
329 the first examination given by the department following expiration of
330 such one-year period. An applicant shall submit evidence of successful
331 completion of the applicant's final licensure examination, which
332 successful completion shall occur within two years of the date of the
333 relevant licensure application, unless the appropriate board grants a
334 hardship extension of such two-year period.

335 Sec. 8. Section 20-341 of the general statutes is repealed and the
336 following is substituted in lieu thereof (*Effective October 1, 2025*):

337 (a) (1) Any person who wilfully engages in or practices the work or
338 occupation for which a license is required by this chapter or chapter
339 399b without having first obtained an apprentice permit or a certificate
340 and license for such work, as applicable, or who wilfully employs or
341 supplies for employment a person who does not have a certificate and
342 license for such work, or who wilfully and falsely pretends to qualify to
343 engage in or practice such work or occupation, including, but not
344 limited to, offering to perform such work in any print, electronic,

345 television or radio advertising or listing when such person does not hold
346 a license for such work as required by this chapter, or who wilfully
347 engages in or practices any of the work or occupations for which a
348 license is required by this chapter after the expiration of such person's
349 license, shall be guilty of a class B misdemeanor, except that no criminal
350 charges shall be instituted against such person pursuant to this
351 [subsection] subdivision unless the work activity in question is
352 reviewed by the Commissioner of Consumer Protection, or the
353 commissioner's authorized agent, and the commissioner or such agent
354 specifically determines, in writing, that such work activity requires a
355 license and is not the subject of a bona fide dispute between persons
356 engaged in any trade or craft, whether licensed or unlicensed.
357 Notwithstanding the provisions of subsection (d) or (e) of section 53a-
358 29 and subsection (d) of section 54-56e, if the court determines that such
359 person cannot fully repay any victims of such person within the period
360 of probation established in subsection (d) or (e) of section 53a-29 or
361 subsection (d) of section 54-56e, the court may impose probation for a
362 period of not more than five years. The penalty provided in this
363 [subsection] subdivision shall be in addition to any other penalties and
364 remedies available under this chapter or chapter 416.

365 [(b)] (2) The Commissioner of Consumer Protection may order any
366 person who is not registered as an apprenticeship sponsor with the
367 Labor Department and who advertises, offers, engages in or practices
368 the work of a program of apprenticeship training for the purpose of
369 providing the experience necessary to obtain a journeyperson's license
370 under this chapter without first registering such program with the
371 Labor Department pursuant to sections 31-22m to 31-22v, inclusive, to
372 immediately cease and desist such advertising, offer, engagement or
373 practice until such person and program are properly registered with the
374 Labor Department pursuant to sections 31-22m to 31-22v, inclusive. The
375 Commissioner of Consumer Protection may, after a hearing held in
376 accordance with chapter 54, impose a fine in an amount not to exceed
377 five thousand dollars for each violation of this [subsection] subdivision.

378 [(c)] (3) The Commissioner of Consumer Protection may order any

379 person who is registered as an apprenticeship sponsor with the Labor
380 Department to provide a program of apprenticeship training pursuant
381 to sections 31-22m to 31-22v, inclusive, for the purpose of providing the
382 experience necessary to obtain a journey person's license under this
383 chapter and who employs an individual as an apprentice without first
384 verifying that such individual is registered as an apprentice under this
385 chapter to immediately cease and desist any conduct for which an
386 apprenticeship registration is required under this chapter. The
387 commissioner may, after a hearing held in accordance with chapter 54,
388 impose a fine in an amount not to exceed five thousand dollars for each
389 violation of this [subsection] subdivision.

390 [(d)] (4) The appropriate examining board or the Commissioner of
391 Consumer Protection may, after notice and a hearing conducted in
392 accordance with chapter 54, impose a civil penalty for each violation on
393 any person who [(1)] (A) engages in or practices the work or occupation
394 for which a license or apprentice registration certificate is required by
395 this chapter, chapter 394, chapter 399b or chapter 482 without having
396 first obtained such a license or certificate, [or (2)] (B) wilfully employs
397 or supplies for employment a person who does not have such a license
398 or certificate or who wilfully and falsely pretends to qualify to engage
399 in or practice such work or occupation, [or (3)] (C) engages in or
400 practices any of the work or occupations for which a license or certificate
401 is required by this chapter, chapter 394, chapter 399b or chapter 482 after
402 the expiration of the license or certificate, or [(4)] (D) violates any of the
403 provisions of this chapter, chapter 394, chapter 399b or chapter 482 or
404 the regulations adopted pursuant thereto. Such penalty shall be in an
405 amount not to exceed three thousand dollars for each violation of this
406 [subsection] subdivision, except that any individual employed as an
407 apprentice but improperly registered shall not be penalized for a first
408 offense.

409 [(e)] (5) If an examining board or the Commissioner of Consumer
410 Protection imposes a civil penalty under the provisions of [subsection
411 (d) of this section] subdivision (4) of this subsection as a result of a
412 violation initially reported by a municipal building official in

413 accordance with subsection (c) of section 29-261, the commissioner shall,
414 not less than sixty days after collecting such civil penalty, remit one-half
415 of the amount collected to such municipality.

416 [(f)] (6) A violation of any of the provisions of this chapter shall be
417 deemed an unfair or deceptive trade practice under subsection (a) of
418 section 42-110b.

419 [(g)] (7) This section shall not apply to any person who [(1)] (A) holds
420 a license issued under this chapter, chapter 394, chapter 399b or chapter
421 482 and performs work that is incidentally, directly and immediately
422 appropriate to the performance of such person's trade where such work
423 commences at an outlet, receptacle or connection previously installed
424 by a person holding the proper license, or [(2)] (B) engages in work that
425 does not require a license under this chapter, chapter 394, chapter 399b
426 or chapter 482.

427 (b) (1) The Department of Consumer Protection may issue a notice of
428 violation against a person following an inspection of any place or
429 premises, performed in accordance with section 21a-11, as amended by
430 this act, where the department discovers one or more of the following
431 violations: (A) Offering or performing work that requires a credential
432 under this chapter without the appropriate credential, in violation of
433 section 20-334, (B) failure to comply with the allowable hiring ratios set
434 forth in section 20-332b, (C) failure to obtain an apprentice registration
435 certificate for one or more persons as required by applicable law, or (D)
436 failure to obtain a permit as required by applicable law.

437 (2) (A) If the Department of Consumer Protection determines that a
438 person has failed to correct all violations for which a notice of violation
439 was issued pursuant to subdivision (1) of this subsection, the
440 department may issue a stop work order against such person requiring
441 the cessation of the practice of the trade or occupation for which a license
442 is required under this chapter, at the place or premises where the
443 violation was found, as set forth in the notice of violation. Such stop
444 work order shall be effective, and such notice sufficient, when served
445 upon such person by (i) personal service, (ii) delivery by United States

446 mail with delivery tracking, (iii) delivery by electronic mail with
447 tracking and delivery confirmation, or (iv) posting notice of the stop
448 work order in a conspicuous location at the place or premises subject to
449 such stop work order.

450 (B) A stop work order served in the manner set forth in subparagraph
451 (A) of this subdivision shall remain in effect until the department (i)
452 determines that the person against whom the department issued the
453 stop work order has come into compliance with the requirements set
454 forth in the notice of violation issued pursuant to subdivision (1) of this
455 subsection, and (ii) issues an order releasing such stop work order (I)
456 after a hearing decision rendered in accordance with subdivision (4) of
457 this subsection, or (II) after a decision rendered by the commissioner or
458 the commissioner's authorized representative pursuant to subdivision
459 (5) of this subsection.

460 (3) If a person fails to comply with a stop work order following
461 service made in accordance with the provisions of subdivision (2) of this
462 subsection, the Department of Consumer Protection may impose on
463 such person a fine in an amount not to exceed five hundred dollars per
464 violation per day after such stop work order was served. Such fine shall
465 be effective upon written notice to the person who failed to comply with
466 the stop work order and payment of such fine shall be due to the
467 department not later than fifteen days after such person receives such
468 written notice. Any fine for failure to comply with a stop work order
469 shall be deposited in the consumer protection enforcement account
470 established in section 21a-8a.

471 (4) Any person who holds a license issued by the Department of
472 Consumer Protection pursuant to this chapter and has been served with
473 a stop work order pursuant to subdivision (2) of this subsection may
474 request an administrative hearing to contest such stop work order and
475 any associated fine imposed on such person pursuant to subdivision (3)
476 of this subsection. Such request shall be made in writing to the
477 commissioner not more than fifteen days after such person was served
478 with such stop work order. Such hearing shall be conducted in

479 accordance with the provisions of chapter 54. No request for an
480 administrative hearing made pursuant to this subdivision shall operate
481 to toll the stop work order or any fine associated with such stop work
482 order unless so ordered by the commissioner or the commissioner's
483 authorized representative.

484 (5) (A) Any person who does not hold a license issued by the
485 Department of Consumer Protection pursuant to this chapter and has
486 been served with a stop work order pursuant to subdivision (2) of this
487 subsection may submit a petition to the commissioner to lift the stop
488 work order on the ground that (i) an error of fact or law should be
489 corrected, (ii) new evidence has been discovered (I) which materially
490 affects the merits of such stop work order, and (II) which for good
491 reasons was not presented to the department upon such person's receipt
492 of the notice of violation, or (iii) other good cause has been shown.

493 (B) A petition submitted pursuant to subparagraph (A) of this
494 subdivision shall be submitted in writing not later than fifteen days after
495 the person was served with a stop work order pursuant to subdivision
496 (2) of this subsection. Such petition shall not operate to toll such stop
497 work order or any associated fine imposed on such person pursuant to
498 subdivision (3) of this subsection unless so ordered by the commissioner
499 or the commissioner's authorized representative. The decision of the
500 commissioner or the commissioner's authorized representative on such
501 petition, or the failure by the commissioner or the commissioner's
502 authorized representative to render a decision within the fifteen-day
503 period beginning on the date on which the commissioner or the
504 commissioner's authorized representative received such petition, shall
505 constitute a final decision for purposes of chapter 54 and the person may
506 appeal therefrom in accordance with section 4-183.

507 (6) The commissioner or the commissioner's authorized
508 representative may apply to the Superior Court, which court, after a
509 hearing thereon, may issue a temporary restraining order, temporary
510 injunction or permanent injunction (A) ordering compliance with a stop
511 work order issued and served pursuant to subdivision (2) of this

512 subsection, and (B) granting such other relief as may be required until
513 the person obeys the stop work order. Any disobedience of an order
514 issued by a court under this subdivision shall be punishable as a
515 contempt thereof. The application for the temporary restraining order,
516 temporary injunction, permanent injunction and for such other relief
517 shall be brought, and the proceedings thereon conducted, by the
518 Attorney General.

519 Sec. 9. Subsection (b) of section 20-341gg of the general statutes is
520 repealed and the following is substituted in lieu thereof (*Effective July 1,*
521 *2025*):

522 (b) No person shall engage in or offer to perform the work of any
523 major contractor in this state on any proposed structure or existing
524 structure or addition that exceeds the threshold limits contained in
525 section 29-276b unless such person has first obtained a license or
526 certificate of registration as required under the provisions of chapter 539
527 or a registration from the Department of Consumer Protection in
528 accordance with the provisions of this section. Individuals licensed
529 under chapter 393 shall be exempt from the provisions of this chapter
530 while engaging in work that they are licensed to perform. The
531 ~~[department]~~ Department of Consumer Protection shall issue a
532 certificate of registration to any person who demonstrates to the
533 Department of Consumer Protection that such person is prequalified as
534 a contractor or substantial subcontractor by the Department of
535 Administrative Services pursuant to section 4a-100. [who applies for
536 registration in accordance with this section. Such prequalified person
537 shall not be required to pay a fee for such registration at any time that
538 the person maintains valid prequalification.] Any person who
539 demonstrates to the Department of Consumer Protection that such
540 person is prequalified as a contractor or substantial subcontractor
541 pursuant to section 4a-100 shall be issued a certificate of registration as
542 a major contractor, and shall not be required to pay any fee for such
543 registration or submit any additional proof that such person is qualified
544 for such registration. If the individual or the firm, company, partnership
545 or corporation employing such individual is engaged in work on a

546 structure or addition that exceeds the threshold limits contained in
547 section 29-276b and requires licensure under chapter 393, the firm,
548 company, partnership or corporation shall be exempt from the
549 provisions of this chapter concerning registration of major contractors,
550 if the firm, company, partnership or corporation employs an individual
551 who is licensed as a contractor under chapter 393 to perform such work.
552 The department shall furnish to each qualified applicant a registration
553 certifying that the holder of such registration is entitled to engage in the
554 work for which the person has been issued a registration under this
555 subsection, and the holder of such registration shall carry [it] such
556 registration on his or her person while engaging in such work. Such
557 registration shall be shown to any properly interested person upon
558 request. No such registration shall be transferred to or used by any
559 person other than the person to whom the registration was issued. The
560 department shall maintain rosters of registrants and shall update such
561 rosters annually. The department may provide copies of rosters to the
562 public for an appropriate fee. The department may deny, suspend or
563 revoke any registration issued by the department if the holder of such
564 registration (1) is convicted of a felony, provided any action taken is
565 based upon (A) the nature of the conviction and its relationship to the
566 registration holder's ability to safely or competently perform the work
567 under such registration, (B) information pertaining to the degree of
568 rehabilitation of the registration holder, and (C) the time elapsed since
569 the conviction or release, (2) is grossly incompetent, (3) is disqualified,
570 pursuant to section 4a-100 or whose prequalification certificate has been
571 revoked pursuant to section 4a-100, (4) engages in malpractice or
572 unethical conduct or knowingly makes false, misleading or deceptive
573 representations regarding his work, or (5) violates any regulation
574 adopted under subsection (c) of this section. Before any registration is
575 suspended or revoked, such holder shall be given notice and an
576 opportunity for hearing as provided in regulations adopted under
577 subsection (c) of this section. The Commissioner of Consumer Protection
578 shall provide written notice of any suspension or revocation of a
579 registration to the Commissioner of Administrative Services not later
580 than ten days after such suspension or revocation.

581 Sec. 10. Section 20-417a of the general statutes is repealed and the
582 following is substituted in lieu thereof (*Effective from passage*):

583 As used in this section and sections 20-417b to 20-417j, inclusive:

584 (1) "Certificate" means a certificate of registration issued under
585 section 20-417b;

586 (2) "Commissioner" means the Commissioner of Consumer
587 Protection or any person designated by the commissioner to administer
588 and enforce this section and sections 20-417b to 20-417j, inclusive;

589 (3) "Completion" means the stage of construction of a new home in
590 which the new home construction contractor is in receipt of the
591 certificate of occupancy for such new home issued by the municipality
592 in which such new home is constructed;

593 (4) "Consumer" means (A) the buyer or prospective buyer, or the heir
594 or designated representative of the buyer or prospective buyer, of any
595 new home, or (B) the owner of property on which a new home is being
596 or will be constructed, regardless of whether such owner obtains a
597 building permit as the owner of premises affected pursuant to section
598 29-263;

599 [(3)] (5) "Contract" means any agreement between a new home
600 construction contractor and a consumer for the construction or sale of a
601 new home or any portion of a new home prior to occupancy;

602 [(4)] (6) "Engage in the business" means that the person engages in
603 the business for the purpose of compensation or profit;

604 (7) "New home" means any newly constructed (A) single-family
605 dwelling unit, (B) dwelling consisting of not more than two units, (C)
606 unit, common element or limited common element in a condominium,
607 as said terms are defined in section 47-68a, or (D) unit, common element
608 or limited common element in a common interest community, as said
609 terms are defined in section 47-202;

610 [(5)] (8) "New home construction contractor" means any person who
611 contracts with a consumer to construct or sell a new home or any portion
612 of a new home prior to occupancy;

613 [(6) "New home" means any newly constructed (A) single-family
614 dwelling unit, (B) dwelling consisting of not more than two units, or (C)
615 unit, common element or limited common element in a condominium,
616 as defined in section 47-68a, or in a common interest community, as
617 defined in section 47-202;]

618 [(7)] (9) "Person" means one or more individuals, partnerships,
619 associations, corporations, limited liability companies, business trusts,
620 legal representatives or any organized group of persons; and

621 [(8) "Consumer" means the buyer or prospective buyer, or the buyer's
622 or prospective buyer's heirs or designated representatives, of any new
623 home or the owner of property on which a new home is being or will be
624 constructed regardless of whether such owner obtains a building permit
625 as the owner of the premises affected pursuant to section 29-263; and

626 (9) "Completion" means the stage of construction of a new home in
627 which the new home construction contractor is in receipt of the
628 certificate of occupancy for such new home issued by the municipality
629 in which such new home is constructed.]

630 (10) "Proprietor" means an individual who (A) has an ownership
631 interest in a business entity that holds, or previously held, a certificate
632 of registration issued under section 20-417b, and (B) has been found by
633 a court of competent jurisdiction to have violated any provision of this
634 chapter related to the conduct of a business entity holding a certificate
635 or that has held a certificate issued under this chapter within the two
636 years of the effective date of entering into a contract with an owner
637 harmed by the actions of such individual or business entity.

638 Sec. 11. Subsections (d) to (n), inclusive, of section 20-417i of the
639 general statutes are repealed and the following is substituted in lieu
640 thereof (*Effective from passage*):

641 (d) Whenever a consumer obtains a binding arbitration decision, a
642 court judgment, order or decree against or regarding any new home
643 construction contractor holding a certificate or who has held a certificate
644 under sections 20-417a to 20-417j, inclusive, as amended by this act, or
645 against a proprietor, within two years of the date [of entering] such
646 contractor entered into the contract with the consumer, for loss or
647 damages sustained by reason of any violation of the provisions of
648 sections 20-417a to 20-417j, inclusive, as amended by this act, by a person
649 holding a certificate under said sections, such consumer may, upon the
650 final determination of, or expiration of time for taking, an appeal in
651 connection with any such decision, judgment, order or decree, apply to
652 the commissioner for an order directing payment out of the New Home
653 Construction Guaranty Fund of the amount, not exceeding [thirty] fifty
654 thousand dollars, unpaid upon the decision, judgment, order or decree
655 for actual damages and costs taxed by the court against such contractor
656 or proprietor, exclusive of punitive damages. The application shall be
657 made on forms provided by the commissioner and shall be
658 accompanied by a copy of the decision, court judgment, order or decree
659 obtained against the new home construction contractor or proprietor
660 together with a statement signed and sworn to by the consumer,
661 affirming that the consumer has: (1) Complied with all the requirements
662 of this subsection; (2) obtained a decision, judgment, order or decree
663 stating the amount of the decision, judgment, order or decree and the
664 amount owing on the decision, judgment, order or decree at the date of
665 application; and (3) made a good faith effort to satisfy any such decision,
666 judgment, order or decree in accordance with the provisions of chapter
667 906, which effort may include causing to be issued a writ of execution
668 upon such decision, judgment, order or decree, [but] provided the
669 officer executing the same has made a return showing that no bank
670 accounts or personal property of such contractor liable to be levied upon
671 in satisfaction of the decision, judgment, order or decree could be found,
672 or that the amount realized on the sale of them or of such of them as
673 were found, under the execution, was insufficient to satisfy the actual
674 damage portion of the decision, judgment, order or decree or stating the
675 amount realized and the balance remaining due on the decision,

676 judgment, order or decree after application on the decision, judgment,
677 order or decree of the amount realized, except that the requirements of
678 this subdivision shall not apply to a judgment, order or decree obtained
679 by the consumer in small claims court. A true and attested copy of such
680 executing officer's return, when required, shall be attached to such
681 application. Whenever the consumer satisfies the commissioner or the
682 commissioner's designee that it is not practicable to comply with the
683 requirements of subdivision (3) of this subsection and that the consumer
684 has taken all reasonable steps to collect the amount of the decision,
685 judgment, order or decree or the unsatisfied part of the decision,
686 judgment, order or decree and has been unable to collect the same, the
687 commissioner or the commissioner's designee may, in the
688 commissioner's or the commissioner's designee's discretion, dispense
689 with the necessity for complying with such requirement. No application
690 for an order directing payment out of the fund shall be made later than
691 two years from the final determination of, or expiration of time for
692 taking, an appeal of such decision, court judgment, order or decree and
693 no such application shall be for an amount in excess of [thirty] fifty
694 thousand dollars.

695 (e) Upon receipt of such application together with such copy of the
696 decision, court judgment, order or decree, statement and, except as
697 otherwise provided in subsection (d) of this section, true and attested
698 copy of the executing officer's return, the commissioner or the
699 commissioner's designee shall inspect such documents for their veracity
700 and upon a determination that such documents are complete and
701 authentic and that the consumer has not been paid, the commissioner
702 shall order payment out of the New Home Construction Guaranty Fund
703 of the amount not exceeding [thirty] fifty thousand dollars unpaid upon
704 the decision, judgment, order or decree for actual damages and costs
705 taxed by the court against the new home construction contractor or
706 proprietor, exclusive of punitive damages.

707 (f) [Beginning] (1) During the period beginning October 1, 2000, and
708 ending on the date immediately preceding the effective date of this
709 section, whenever a consumer is awarded an order of restitution against

710 any new home construction contractor for loss or damages sustained as
711 a result of any violation of the provisions of sections 20-417a to 20-417j,
712 inclusive, as amended by this act, by a person holding a certificate or
713 who has held a certificate under said sections within two years of the
714 date [of entering] such contractor entered into the contract with the
715 consumer, in [(1)] (A) a proceeding brought by the commissioner
716 pursuant to subsection [(h)] (i) of this section or subsection (d) of section
717 42-110d, [(2)] (B) a proceeding brought by the Attorney General
718 pursuant to subsection (a) of section 42-110m or subsection (d) of section
719 42-110d, or [(3)] (C) a criminal proceeding pursuant to section 20-417e,
720 such consumer may, upon the final determination of, or expiration of
721 time for taking, an appeal in connection with any such order of
722 restitution, apply to the commissioner for an order directing payment
723 out of the New Home Construction Guaranty Fund [of the] in an
724 amount not [exceeding thirty] to exceed fifty thousand dollars unpaid
725 upon the order of restitution. The commissioner may issue such order
726 upon a determination that the consumer has not been paid.

727 (2) Beginning on the effective date of this section, whenever a
728 consumer is awarded an order of restitution against any new home
729 construction contractor or proprietor for loss or damages sustained as a
730 result of any violation of the provisions of sections 20-417a to 20-417j,
731 inclusive, as amended by this act, by a person holding a certificate or
732 who held a certificate under said sections within two years of the date
733 such contractor entered into the contract with the consumer, in (A) a
734 proceeding brought by the commissioner pursuant to subsection (i) of
735 this section or subsection (d) of section 42-110d, (B) a proceeding
736 brought by the Attorney General pursuant to subsection (a) of section
737 42-110m or subsection (d) of section 42-110d, or (C) a criminal
738 proceeding pursuant to section 20-417e, such consumer may, upon the
739 final determination of, or expiration of time for taking, an appeal in
740 connection with any such order of restitution, apply to the
741 commissioner for an order directing payment out of the New Home
742 Construction Guaranty Fund in an amount not to exceed fifty thousand
743 dollars unpaid upon the order of restitution. The commissioner may
744 issue such order upon a determination that the consumer has not been

745 paid.

746 (g) Whenever the commissioner orders that payment be made to a
747 consumer out of the New Home Construction Guaranty Fund based on
748 a decision, judgment, order or decree of restitution, the new home
749 construction contractor and the proprietor of such contractor shall be
750 liable for the resulting debt to the fund.

751 ~~[(g)]~~ (h) Before the commissioner may issue any order directing
752 payment out of the New Home Construction Guaranty Fund to a
753 consumer pursuant to subsection (e) or (f) of this section, the
754 commissioner shall first notify the new home construction contractor of
755 the consumer's application for an order directing payment out of the
756 fund and of [the new home construction] such contractor's right to a
757 hearing to contest the disbursement in the event that such contractor or
758 the proprietor of such contractor has already paid the consumer. Such
759 notice shall be given to the new home construction contractor not later
760 than fifteen days after receipt by the commissioner of the consumer's
761 application for an order directing payment out of the fund. If the new
762 home construction contractor requests a hearing, in writing, [by
763 certified mail] not later than fifteen days after receiving the notice from
764 the commissioner, the commissioner shall grant such request and shall
765 conduct a hearing in accordance with the provisions of chapter 54. If the
766 commissioner does not receive a written request for a hearing [by
767 certified mail] from the new home construction contractor on or before
768 the fifteenth day from [the] such contractor's receipt of such notice, the
769 commissioner shall conclude that the consumer has not been paid, and
770 the commissioner shall issue an order directing payment out of the fund
771 for the amount not exceeding [thirty] fifty thousand dollars unpaid
772 upon the judgment, order or decree for actual damages and costs taxed
773 by the court against [the new home construction] such contractor or the
774 proprietor of such contractor, exclusive of punitive damages, or for the
775 amount not exceeding [thirty] fifty thousand dollars unpaid upon the
776 order of restitution.

777 ~~[(h)]~~ (i) The commissioner or the commissioner's designee may

778 proceed against any new home construction contractor holding a
779 certificate or who has held a certificate under sections 20-417a to 20-417j,
780 inclusive, as amended by this act, within two years of the [effective date
781 of entering] date such contractor entered into the contract with the
782 consumer, for an order of restitution arising from loss or damages
783 sustained by any consumer as a result of any violation of the provisions
784 of said sections 20-417a to 20-417j, inclusive, by such contractor or the
785 proprietor of such contractor. Any such proceeding shall be held in
786 accordance with the provisions of chapter 54. In the course of such
787 proceeding, the commissioner or the commissioner's designee shall
788 decide whether to (1) exercise the powers specified in section 20-417c,
789 (2) order restitution arising from loss or damages sustained by any
790 consumer as a result of any violation of the provisions of sections 20-
791 417a to 20-417j, inclusive, as amended by this act, and (3) order payment
792 out of the New Home Construction Guaranty Fund. Notwithstanding
793 the provisions of chapter 54, the decision of the commissioner or the
794 commissioner's designee shall be final with respect to any proceeding to
795 order payment out of the fund and the commissioner and the
796 commissioner's designee shall not be subject to the requirements of
797 chapter 54 as such requirements relate to an appeal from any such
798 decision. The commissioner or the commissioner's designee may hear
799 complaints of all consumers submitting claims against a single new
800 home construction contractor in one proceeding.

801 [(i)] (j) No application for an order directing payment out of the New
802 Home Construction Guaranty Fund shall be made later than two years
803 from the final determination of, or expiration of time for, an appeal in
804 connection with any judgment, order or decree of restitution, and no
805 such application shall be for an amount in excess of [thirty] fifty
806 thousand dollars.

807 [(j)] (k) In order to preserve the integrity of the New Home
808 Construction Guaranty Fund, the commissioner, in the commissioner's
809 sole discretion, may order payment out of the fund of an amount less
810 than the actual loss or damages incurred by the consumer or less than
811 the order of restitution awarded by the commissioner or the Superior

812 Court. In no event shall any payment out of the fund be in excess of
813 [thirty] fifty thousand dollars for any single claim by a consumer.

814 [(k)] (l) If the money deposited in the New Home Construction
815 Guaranty Fund is insufficient to satisfy any duly authorized claim or
816 portion of a claim, the commissioner shall, when sufficient money has
817 been deposited in the fund, satisfy such unpaid claims or portions of
818 claims not exceeding [thirty] fifty thousand dollars, in the order that
819 such claims or portions of claims were originally determined.

820 [(l)] (m) Whenever the commissioner has caused any sum to be paid
821 from the New Home Construction Guaranty Fund to a consumer, the
822 commissioner shall be subrogated to all of the rights of the consumer up
823 to the amount paid plus reasonable interest, and prior to receipt of any
824 payment from the fund, the consumer shall assign all of the consumer's
825 right, title and interest in the claim up to such amount to the
826 commissioner, and any amount and interest recovered by the
827 commissioner on the claim shall be deposited in the fund.

828 [(m)] (n) If the commissioner orders the payment of any amount as a
829 result of a guaranty fund claim against a new home construction
830 contractor or proprietor, the commissioner shall determine if such
831 contractor is possessed of assets liable to be sold or applied in
832 satisfaction of the claim on the New Home Construction Guaranty
833 Fund. If the commissioner discovers any such assets, the commissioner
834 may request that the Attorney General take any action necessary for the
835 reimbursement of the fund.

836 [(n)] (o) If the commissioner orders the payment of an amount as a
837 result of a guaranty fund claim against a new home construction
838 contractor, the commissioner may, after notice and hearing in
839 accordance with the provisions of chapter 54, revoke the certificate of
840 such contractor and such contractor shall not be eligible to receive a new
841 or renewed certificate until such contractor has repaid such amount in
842 full, plus interest from the time such payment is made from the New
843 Home Construction Guaranty Fund, at a rate to be in accordance with
844 section 37-3b, except that the commissioner may, in the commissioner's

845 sole discretion, permit a new home construction contractor to receive a
846 new or renewed certificate after such contractor has entered into an
847 agreement with the commissioner whereby such contractor agrees to
848 repay the fund in full in the form of periodic payments over a set period
849 of time. Any such agreement shall include a provision providing for the
850 summary suspension of any and all certificates held by the new home
851 construction contractor if payment is not made in accordance with the
852 terms of the agreement.

853 Sec. 12. Section 20-450 of the general statutes is repealed and the
854 following is substituted in lieu thereof (*Effective from passage*):

855 As used in this section and sections [20-450] 20-451 to 20-462,
856 inclusive, unless the context otherwise requires:

857 (1) "Association" means (A) an association, as defined in section 47-
858 202, and an association of unit owners, as defined in section 47-68a and
859 in section 47-68 of the general statutes, revision of 1958, revised to
860 January 1, 1975, and (B) the mandatory owners organization of any
861 common interest community, as defined in section 47-202, which
862 community was not created under chapter 825 or 828 or under chapter
863 825 of the general statutes, revision of 1958, revised to January 1, 1975.
864 "Association" does not include an association of a common interest
865 community which contains only units restricted to nonresidential use;

866 [(2) "Community association manager" means a natural person who
867 directly provides association management services;]

868 [(3)] (2) "Association management services" means services provided
869 to an association for remuneration, including one or more of the
870 following: (A) Collecting, controlling or disbursing funds of the
871 association or having the authority to do so; (B) preparing budgets or
872 other financial documents for the association; (C) assisting in the
873 conduct of, or conducting, association meetings; (D) advising or
874 assisting the association in obtaining insurance; (E) coordinating or
875 supervising the [overall] operations of the association; and (F) advising
876 the association on the [overall] operations of the association; [. Any

877 person licensed in this state under any provision of the general statutes
878 or rules of court who provides the services for which such person is
879 licensed to an association for remuneration shall not be deemed to be
880 providing association management services. Any director, officer or
881 other member of an association who provides services specified in this
882 subdivision to the association of which he or she is a member shall not
883 be deemed to be providing association management services unless
884 such director, officer or other member owns or controls more than two-
885 thirds but less than all of the votes in such association;]

886 [(4)] (3) "Commission" means the Connecticut Real Estate
887 Commission appointed under the provisions of section 20-311a;

888 (4) "Community association manager" means a natural person who
889 directly provides association management services;

890 (5) "Community association manager trainee" means a natural person
891 working under the direct supervision of a community association
892 manager for the purpose of being trained in the provision of association
893 management services;

894 [(5)] (6) "Department" means the Department of Consumer
895 Protection; and

896 [(6)] (7) "Person" means an individual, partnership, corporation,
897 limited liability company or other legal entity. [; and

898 (7) "Community association manager trainee" means a natural person
899 working under the direct supervision of a community association
900 manager, for the purpose of being trained in the provision of association
901 management services.]

902 Sec. 13. Section 20-452 of the general statutes is repealed and the
903 following is substituted in lieu thereof (*Effective from passage*):

904 (a) Any person seeking a certificate of registration as a community
905 association manager or as a community association manager trainee
906 shall apply to the department in writing, on a form provided by the

907 department. Such application shall include the applicant's name,
908 residence address, business address, business telephone number, a
909 question as to whether the applicant has been convicted of a felony in
910 any state or jurisdiction and such other information as the department
911 may require. Except for a community association manager trainee, any
912 person seeking an initial certificate of registration as a community
913 association manager shall submit to a request by the [commissioner]
914 Commissioner of Consumer Protection for a state and national criminal
915 history records check, conducted in accordance with the provisions of
916 section 29-17a. No registration as a community association manager
917 shall be issued unless the commissioner has received the results of such
918 records check.

919 (b) Each application for a certificate of registration as a community
920 association manager shall be accompanied by an application fee of sixty
921 dollars and a registration fee of one hundred dollars. The department
922 shall refund the registration fee if it refuses to issue a certificate of
923 registration. The department shall not charge either an application or a
924 registration fee for a certificate of registration as a community
925 association manager trainee.

926 (c) The following persons shall be exempt from registration as a
927 community association manager under this chapter: (1) Any person,
928 including, but not limited to, any attorney admitted to practice law in
929 this state, any certified public accountant licensed under chapter 389 or
930 any insurance producer licensed under chapter 701a, who provides to
931 an association professional services, for which such person is licensed
932 or admitted, for remuneration; (2) any director, officer or other member
933 of an association who provides association management services to the
934 association of which he or she is a member, unless such director, officer
935 or other member owns or controls more than two-thirds but less than all
936 of the votes in such association; and (3) any person who provides
937 administrative support services to a community association manager as
938 set forth in section 20-451.

939 Sec. 14. Section 20-457 of the general statutes is repealed and the

940 following is substituted in lieu thereof (*Effective October 1, 2025*):

941 (a) Each community association manager shall (1) exhibit his or her
942 certificate of registration upon request by any interested party, (2) state
943 in any advertisement the fact that he or she is registered, and (3) include
944 his or her registration number in any advertisement. In the case of a
945 business entity, the advertisement shall identify at least one principal,
946 officer or director of the entity that is a community association manager
947 and shall include the registration number of such principal, officer or
948 director.

949 (b) No person shall: (1) Present or attempt to present, as his or her
950 own, the certificate of another, (2) knowingly give false evidence of a
951 material nature to the commission or department for the purpose of
952 procuring a certificate, (3) represent himself or herself falsely as, or
953 impersonate, a registered community association manager, (4) use or
954 attempt to use a certificate which has expired or which has been
955 suspended or revoked, (5) offer to provide association management
956 services without having a current certificate of registration under
957 sections 20-450 to 20-462, inclusive, as amended by this act, or (6)
958 represent in any manner that his or her registration constitutes an
959 endorsement of the quality of his or her services or of his or her
960 competency by the commission or department. In addition to any other
961 remedy provided for in sections 20-450 to 20-462, inclusive, as amended
962 by this act, any person who violates any provision of this subsection
963 shall [, after an administrative hearing,] be fined not more than one
964 thousand dollars, or shall be imprisoned for not more than one year or
965 be both fined and imprisoned. A violation of any of the provisions of
966 sections 20-450 to 20-462, inclusive, as amended by this act, shall be
967 deemed an unfair or deceptive trade practice under subsection (a) of
968 section 42-110b.

969 (c) Certificates issued to community association managers shall not
970 be transferable or assignable.

971 (d) All certificates issued to community association managers under
972 the provisions of sections 20-450 to 20-462, inclusive, as amended by this

973 act, shall expire annually on the thirty-first day of January. A holder of
974 a certificate of registration who seeks to renew his or her certificate shall,
975 when filing an application for renewal of the certificate, submit
976 documentation to the department which establishes that he or she has
977 passed any examination and completed any educational coursework, as
978 the case may be, required for certification under this chapter. The fee for
979 renewal of a certificate shall be two hundred dollars.

980 (e) Failure to receive a notice of expiration or a renewal application
981 shall not exempt a community association manager from the obligation
982 to renew.

983 (f) All certificates issued to community association manager trainees
984 under the provisions of sections 20-450 to 20-462, inclusive, as amended
985 by this act, shall expire six months from the date of issuance and shall
986 not be renewable.

987 (g) (1) Each community association manager who enters into a
988 contract with an association for the purpose of providing association
989 management services shall disclose to the association:

990 (A) Whether the community association manager has any ownership
991 or managerial interest in any entity that solicits business from the
992 association or the community association manager; and

993 (B) If the community association manager is required to provide any
994 construction oversight or project coordination services to the association
995 that are not included in the scope of the general association management
996 services the community association manager is required to provide
997 under such contract, any amount the community association manager
998 will charge to provide such construction oversight or project
999 coordination services.

1000 (2) Each disclosure made pursuant to this subsection shall be clear,
1001 conspicuous and in writing.

1002 Sec. 15. Section 21-35b of the general statutes is repealed and the
1003 following is substituted in lieu thereof (*Effective from passage*):

1004 (a) No person shall advertise, offer for sale or sell a stock of goods,
1005 wares or merchandise [under the description] as part of a closing-out
1006 sale unless [he shall have] such person has obtained [a license] from the
1007 Commissioner of Consumer Protection a state closing-out sale license
1008 authorizing [the conducting of] such sale for each location at which such
1009 sale is to be conducted.

1010 (b) Each person desiring to conduct a closing-out sale shall [deposit
1011 with] pay to the Commissioner of Consumer Protection [the sum of five
1012 hundred dollars or a dollar amount equal to one per cent of the
1013 wholesale cost of the inventory filed pursuant to subsection (c) of this
1014 section whichever is greater; provided that no such deposit shall exceed
1015 five thousand dollars. Upon application in the sum to be prescribed by
1016 said commissioner and upon deposit to said commissioner of a further
1017 sum] a state closing-out sale license fee in the amount of one hundred
1018 dollars [as a state license fee, said] and the commissioner shall issue to
1019 the applicant a ["closing-out sale license"] state closing-out sale license,
1020 authorizing [him] the licensee to advertise and conduct a closing-out
1021 sale consistent with that requested in the application.

1022 (c) Each person applying for a ["closing-out sale license"] state
1023 closing-out sale license shall make [such] an application [therefor] for
1024 such license in a form and manner prescribed by the Commissioner of
1025 Consumer Protection. Such application shall be in writing and [under
1026 oath stating all the facts relating to the reasons and character of such
1027 sale, including] include the opening and terminating dates of the
1028 proposed closing-out sale [, a complete inventory of the goods, wares
1029 and merchandise actually on hand in the place where such sale is to be
1030 conducted in the manner prescribed by the commissioner, and all
1031 details necessary to locate exactly and identify fully the goods, wares or
1032 merchandise to be sold, and shall disclose the names and residences of
1033 owner or owners or partners in whose interest the sale is to be
1034 conducted] and an attestation by the applicant that such applicant is not
1035 delinquent in payment of any taxes due and owing to this state or any
1036 political subdivision of this state. No state closing-out sale license shall
1037 be issued unless the application is submitted to the [commissioner]

1038 Department of Consumer Protection at least five days prior to the
1039 requested commencement date of the closing-out sale. Any applicant
1040 who uses the services of a promoter, as defined in section 21-35a, for a
1041 closing-out sale shall include [a signed and dated copy of the agreement
1042 between such applicant and such promoter as part of the application] in
1043 the application the name and license number for each such promoter.
1044 The commissioner may, by regulation, request such other information
1045 to be submitted by the applicant as he deems necessary.

1046 [(d) Each person holding a closing-out sale license issued under this
1047 section shall file with the Commissioner of Consumer Protection a
1048 monthly report, commencing one month from the opening date of the
1049 sale, enumerating all goods, wares or merchandise sold, transferred or
1050 otherwise disposed of by the licensee or his agents, servants or
1051 employees during that month pursuant to the closing-out sale. Said
1052 commissioner shall prescribe the form for such reporting.]

1053 [(e)] (d) All documentation concerning the goods, wares and
1054 merchandise to be included in such closing-out sale, including but not
1055 limited to purchase orders and delivery statements, shall be made
1056 available by the licensee for inspection by an authorized representative
1057 of the [commissioner] Commissioner of Consumer Protection during
1058 regular business hours.

1059 [(f)] (e) Each person holding a state closing-out sale license shall (1)
1060 include the state closing-out sale license number in any advertisement,
1061 together with clear and conspicuous disclosure of the termination date
1062 of such state closing-out sale license, and (2) post such state closing-out
1063 sale license in a conspicuous location at the point of sale.

1064 Sec. 16. Section 21-35c of the general statutes is repealed and the
1065 following is substituted in lieu thereof (*Effective from passage*):

1066 [(a) All state licenses] Except as provided in section 21-35e, as
1067 amended by this act, a state closing-out sale license issued under this
1068 chapter shall expire ninety days [from the date thereof] after the date on
1069 which such state closing-out sale license was issued or on the

1070 termination date designated in the original application for such state
1071 closing-out sale license, whichever occurs first. [Each state license upon
1072 expiration, or voluntary surrender prior to expiration, shall be returned
1073 to the Commissioner of Consumer Protection who shall cancel the same,
1074 endorse the date of delivery and cancellation thereon and place the same
1075 on file. The commissioner shall then hold the special deposit of each
1076 such licensee for a period of sixty days and, after satisfying all claims
1077 made upon the same under this section, shall return such deposit or
1078 such portion of the same, if any, as may remain in the commissioner's
1079 hands to the licensee depositing it, or as directed by the licensee in the
1080 original application. Each deposit made with the commissioner shall be
1081 subject, as long as it remains in the commissioner's hands, to attachment
1082 or execution on behalf of creditors or consumers whose claims may arise
1083 in connection with business done under the authorized sale. Said
1084 commissioner may also be held to answer as garnishee under process of
1085 foreign attachment, where such process is used, in any civil action
1086 brought against any licensee. The commissioner shall pay over, under
1087 order of court or upon execution of a judgment, such sum of money as
1088 the commissioner may be chargeable with upon the commissioner's
1089 disclosure or otherwise. Such deposit shall not be paid over by said
1090 commissioner on garnishee process or to such licensee until the
1091 expiration of the sixty-day period specified in this section. Such deposit
1092 shall also be subject to the payment of any fine or penalty imposed on
1093 the licensee for violation of any provision of this chapter, provided
1094 written notice of the name of such licensee and of the amount of such
1095 fine or penalty shall be given during such period to the commissioner
1096 by the clerk of the court in which such fine or penalty was imposed.

1097 (b) Whenever any state license, issued under the provisions of section
1098 21-35b has been lost or destroyed, so that such license cannot, after the
1099 expiration of the term thereof, be returned or surrendered under the
1100 provisions of subsection (a) of this section, the licensee may file an
1101 affidavit with the Commissioner of Consumer Protection describing
1102 such license with sufficient particularity to identify the same and the
1103 claimant thereunder, and showing such loss or destruction; and the
1104 commissioner, upon such proof of loss and identity as is satisfactory to

1105 him, may accept such affidavit in lieu of the return or surrender of such
1106 license, and such licensee shall have the same right to the return of the
1107 special deposit made by him as though he had returned or surrendered
1108 his license.]

1109 Sec. 17. Section 21-35d of the general statutes is repealed and the
1110 following is substituted in lieu thereof (*Effective from passage*):

1111 Before selling under the state closing-out sale license prescribed in
1112 section 21-35b, as amended by this act, in any town, city or borough,
1113 each person conducting a closing-out sale shall make application for a
1114 municipal closing-out sale license to the selectmen or other authority of
1115 such town, city or borough authorized to issue licenses therein; and,
1116 unless the fee therefor is fixed as herein provided, shall file with them a
1117 true statement, under oath, of the average quantity and value of the
1118 stock of goods, wares and merchandise kept or intended to be kept or
1119 exposed by [him] such person for sale. Such selectmen or other authority
1120 shall submit such statement to the assessors of the town, who, after such
1121 examination and inquiry as they deem necessary, shall determine such
1122 average quantity and value, and shall forthwith transmit a certificate
1123 thereof to such selectmen or other authority. Thereupon such selectmen
1124 or other authority shall authorize the town clerk, upon the payment by
1125 the applicant of a fee equal to the taxes assessable in such town, city or
1126 borough under the last-preceding tax levy therein upon an amount of
1127 property of the same valuation, to issue to [him] such person a
1128 municipal closing-out sale license authorizing such closing-out sale in
1129 such municipality. Such authority may authorize the issue of such
1130 municipal closing-out sale license without the filing of such statement,
1131 upon the payment of a municipal closing-out sale license fee fixed by it.
1132 Upon payment of such fee, such town clerk shall issue such municipal
1133 closing-out sale license, which shall remain in force as long as the
1134 licensee continuously keeps and exposes for sale in such municipality
1135 such stock of goods, wares or merchandise, but not later than the first
1136 day of October following its date. [Upon such payment and proof of
1137 payment of all other license fees, if any, chargeable upon local sales,
1138 such town clerk shall record the state license of such transient vendor in

1139 full, shall endorse thereon the words "local license fees paid" and shall
1140 affix thereto his official signature and the date of such endorsement.]

1141 Sec. 18. Section 21-35e of the general statutes is repealed and the
1142 following is substituted in lieu thereof (*Effective from passage*):

1143 No [goods, wares or merchandise other than those listed in the
1144 inventory required in this chapter shall be included in any closing-out
1145 sale and no] sale shall continue beyond a reasonable date to be specified
1146 in the required application, except [, that an extension may be
1147 authorized] the Commissioner of Consumer Protection may authorize
1148 an extension upon a proper showing of need. [, such extension being
1149 contingent on the submitting of a revised inventory showing the items
1150 listed on the original inventory remaining unsold and not listing any
1151 goods not included in the original application and inventory.]

1152 Sec. 19. Section 21-35f of the general statutes is repealed and the
1153 following is substituted in lieu thereof (*Effective from passage*):

1154 No person in contemplation of a closing-out sale under a state
1155 closing-out sale license as provided for in section 21-35b, as amended by
1156 this act, shall order any goods, wares or merchandise for the purpose of
1157 selling and disposing of the same at such sale, and any unusual
1158 purchases and additions to the stock of such goods, wares or
1159 merchandise within sixty days prior to the filing of application for a
1160 state closing-out sale license to conduct such sale shall be presumptive
1161 evidence that such purchases and additions to stock were made in
1162 contemplation of such sale.

1163 Sec. 20. Subsections (a) to (h), inclusive, of section 21-82 of the general
1164 statutes are repealed and the following is substituted in lieu thereof
1165 (*Effective July 1, 2025*):

1166 (a) At all times during the tenancy the owner shall:

1167 (1) Comply with the requirements of the State Building Code, the Fire
1168 Safety Code, and all applicable state laws and regulations, local
1169 ordinances and planning and zoning regulations materially affecting

1170 health and safety;

1171 (2) Maintain the premises and regrade them when necessary to
1172 prevent the accumulation of stagnant water and to prevent the
1173 detrimental effects of moving water;

1174 (3) Maintain the ground at such a level that the mobile manufactured
1175 home will not tilt from its original position;

1176 (4) Keep each mobile manufactured home space or lot marked in such
1177 a way that each resident will be certain of his area of responsibility;

1178 (5) Keep any exterior area of the park not the responsibility of each
1179 resident free from any species of weed or plant growth which are
1180 noxious or detrimental to the health of the residents;

1181 (6) Make all repairs and do whatever is necessary to put and keep the
1182 portion of the mobile manufactured home park that is not the
1183 responsibility of each resident in a fit and habitable condition, except
1184 where such premises are intentionally rendered unfit or uninhabitable
1185 by the resident, a member of his family or other person on the premises
1186 with his consent, in which case such duty shall be the responsibility of
1187 the resident;

1188 (7) Keep all common areas of the premises in a clean and safe
1189 condition;

1190 (8) Be responsible for the extermination of any insect, rodent, vermin
1191 or other pest dangerous to the health of the residents whenever
1192 infestation exists in the area of the park not the responsibility of the
1193 resident or in the area for which the resident is responsible including the
1194 mobile manufactured home if such infestation is not the fault of the
1195 resident and particularly if such infestation existed prior to the
1196 occupancy of the resident claiming relief;

1197 (9) Maintain all mobile manufactured homes rented by the owner in
1198 a condition which is structurally sound and capable of withstanding
1199 adverse effects of weather conditions;

1200 (10) Maintain all electrical, plumbing, gas or other utilities provided
1201 by him in good working condition except during any emergency after
1202 which any repair shall be completed within seventy-two hours unless
1203 good cause is shown as to why such repair has not been completed;

1204 (11) Maintain all water and sewage lines and connections in good
1205 working order [,] and, in the event of any emergency, make necessary
1206 arrangements for the provision of such service on a temporary basis;

1207 (12) Maintain all septic systems, leaching fields and septic lines and
1208 connections in good working order and, in the event of any emergency,
1209 make necessary arrangements for the provision of temporary septic
1210 service;

1211 [(12)] (13) Arrange for the removal from waste receptacles of ashes,
1212 garbage, rubbish and other waste incidental to the occupancy of the
1213 dwelling unit;

1214 [(13)] (14) Maintain any road within the park in good condition,
1215 provide adequate space for parking of two cars for each lot except that
1216 any park which provided only one space for each lot on January 1, 1985,
1217 and which provided only one space for each lot on October 1, 1972, shall
1218 be exempt from such requirement, and be responsible for damage to any
1219 vehicle which is the direct result of any unrepaired or poorly maintained
1220 access road within the park;

1221 [(14)] (15) Respect the privacy of the resident and if only the space or
1222 lot is rented, agree to enter the mobile manufactured home only with
1223 the permission of the resident;

1224 [(15)] (16) Allow all residents freedom of choice in the purchase of all
1225 services pursuant to section 21-78; and

1226 [(16)] (17) Allow a resident to terminate a rental agreement whenever
1227 a change in the location of such resident's employment requires a
1228 change in the location of his residence if such resident gives thirty days'
1229 notice; provided, a resident who is a member of the armed forces of the
1230 United States may terminate his rental agreement with less than notice

1231 of thirty days if he receives reassignment orders which do not allow
1232 such prior notification.

1233 (b) At all times during the tenancy the resident shall:

1234 (1) Comply with all obligations primarily imposed upon residents by
1235 applicable provisions of any building, housing or fire code materially
1236 affecting health and safety;

1237 (2) Keep the unit and his area of responsibility as marked by the
1238 owner in a clean and sanitary condition, free of garbage and rubbish;

1239 (3) Keep the supplied basic facilities including any plumbing fixture,
1240 cooking and refrigeration equipment and electrical fixtures in a rented
1241 mobile manufactured home unit in a clean and sanitary condition and
1242 exercise reasonable care in their proper use and operation;

1243 (4) Dispose of any rubbish, garbage and other waste material in a
1244 clean and sanitary manner;

1245 (5) Not wilfully or negligently destroy, deface, damage, impair or
1246 remove any part of the premises or permit any other person to do so;

1247 (6) Observe all reasonable rules of the owner concerning the use,
1248 occupation and maintenance of the premises, provided such reasonable
1249 rules are brought to his attention at the time he signs a rental agreement;

1250 (7) Unless otherwise agreed, occupy the dwelling unit only as a
1251 dwelling unit;

1252 (8) Conduct himself and require other persons on the premises with
1253 his consent to conduct themselves in a manner that will not disturb his
1254 neighbors' peaceful enjoyment of the premises or constitute a nuisance,
1255 as defined in section 47a-32, or a serious nuisance, as defined in section
1256 21-80; and

1257 (9) If judgment has entered against a member of the resident's
1258 household pursuant to subsection (c) of section 47a-26h for serious
1259 nuisance by using the premises for the illegal sale of drugs, not permit

1260 such person to resume occupancy of the dwelling unit, except with the
1261 consent of the owner.

1262 (c) Rent is payable without demand or notice at the time and place
1263 agreed upon by the parties. Unless otherwise agreed, (1) rent is payable
1264 at the premises and (2) periodic rent is payable at the beginning of any
1265 term of one month or less and for terms of more than one month in equal
1266 monthly installments at the beginning of each month. In the absence of
1267 agreement, the resident shall pay the fair rental value for the use and
1268 occupancy of the premises.

1269 (d) The terms for the payment of rent shall be clearly set forth and
1270 any charge for services, space or lot rent, unit rent or any other charge
1271 shall be specifically itemized in the rental agreement and in any billing
1272 to the resident by the owner. The total rent for the term of the rental
1273 agreement shall be stated therein.

1274 (e) Reasonable rules for guest parking shall be clearly stated and
1275 unless violation thereof occurs, no fee shall be charged a resident or a
1276 guest.

1277 (f) Any action on the part of the resident which may be grounds for
1278 eviction from the park or termination of the rental agreement shall be
1279 clearly and specifically stated therein.

1280 (g) The right of the resident to sell his mobile manufactured home
1281 pursuant to section 21-79 shall be clearly stated in the rental agreement.

1282 (h) If the owner makes an entry prohibited by subdivision [(14)] (15)
1283 of subsection (a) of this section, or makes repeated demands for entry
1284 otherwise lawful but which have the effect of unreasonably harassing
1285 the resident, the resident may recover actual damages not less than an
1286 amount equal to one month's rent and reasonable attorney's fees. The
1287 resident may also obtain injunctive relief to prevent the recurrence of
1288 the conduct or terminate the rental agreement.

1289 Sec. 21. Section 21-83c of the general statutes is repealed and the
1290 following is substituted in lieu thereof (*Effective July 1, 2025*):

1291 A rental agreement shall not permit the receipt of rent for any period
1292 during which the owner has failed to comply with the provisions of
1293 subdivisions (1) to [(13)] (14), inclusive, of subsection (a) of section 21-
1294 82, as amended by this act, and such failure materially affects the health
1295 and safety of the residents or materially affects habitability.

1296 Sec. 22. Subsection (a) of section 47a-14h of the general statutes is
1297 repealed and the following is substituted in lieu thereof (*Effective July 1,*
1298 *2025*):

1299 (a) Any tenant who claims that the landlord has failed to perform his
1300 or her legal duties, as required by section 47a-7 or 47a-7a or subdivisions
1301 (1) to [(13)] (14), inclusive, of subsection (a) of section 21-82, as amended
1302 by this act, may institute an action in the superior court having
1303 jurisdiction over housing matters in the judicial district in which such
1304 tenant resides to obtain the relief authorized by this section and sections
1305 47a-7a, 47a-20 and 47a-68. No tenant may institute an action under this
1306 section if a valid notice to quit possession or occupancy based upon
1307 nonpayment of rent has been served on such tenant prior to the
1308 institution of an action under this section or if a valid notice to quit
1309 possession or occupancy based on any other ground has been served on
1310 such tenant prior to such tenant making the complaint to the agency
1311 referred to in subsection (b) of this section, provided any such notice to
1312 quit is still effective.

1313 Sec. 23. Subsection (c) of section 21a-9 of the general statutes is
1314 repealed and the following is substituted in lieu thereof (*Effective from*
1315 *passage*):

1316 (c) Each such board or commission may act in accordance with the
1317 provisions of [subdivision (7) of] section 21a-7, and the commissioner
1318 may act in accordance with the provisions of [subdivision (4) of
1319 subsection (b) of] section 21a-8, in the case of a practitioner who: (1)
1320 Engages in fraud or material deception in order to obtain a license,
1321 registration or certificate issued by the board, commission or
1322 commissioner or to aid another in obtaining a license, registration or
1323 certificate issued by the board, commission or commissioner; (2)

1324 performs work beyond the scope of the license, registration or certificate
1325 issued by the board, commission or commissioner; (3) illegally uses or
1326 transfers a license, registration or certificate issued by the board,
1327 commission or commissioner; (4) performs incompetent or negligent
1328 work; (5) makes false, misleading or deceptive representations to the
1329 public; (6) has been subject to disciplinary action similar to that specified
1330 in [subdivision (7) of] section 21a-7 or [subdivision (4) of subsection (b)
1331 of section] 21a-8 by a duly authorized professional agency of the United
1332 States, any state within the United States, the District of Columbia, a
1333 United States possession or territory or a foreign jurisdiction; or (7)
1334 violates any provision of the general statutes or any regulation
1335 established thereunder, relating to the practitioner's profession or
1336 occupation.

1337 Sec. 24. Subsection (a) of section 21a-11 of the general statutes is
1338 repealed and the following is substituted in lieu thereof (*Effective from*
1339 *passage*):

1340 (a) (1) The Commissioner of Consumer Protection may, subject to the
1341 provisions of chapter 67, employ such agents and assistants as are
1342 necessary to enforce the provisions of the general statutes wherein the
1343 commissioner is empowered to carry out the duties and responsibilities
1344 assigned to the commissioner or the Department of Consumer
1345 Protection. For the purpose of inquiring into any suspected violation of
1346 such provisions, the commissioner and the commissioner's deputy and
1347 assistants shall (A) have free access, at all reasonable hours, to all places
1348 and premises, homes and apartments of private families keeping no
1349 boarders excepted, and shall be permitted therein to inspect and
1350 document by audio and visual means, and (B) unless prohibited by
1351 other applicable law, be provided, upon request, copies of any accounts,
1352 books, records, memoranda, correspondence, signage and other
1353 documents related to such suspected violation.

1354 (2) The commissioner and the commissioner's deputy or assistants
1355 shall have the authority to issue citations pursuant to section 51-164n for
1356 violations for the purpose of enforcing [such] the provisions of the

1357 general statutes wherein the commissioner is empowered to carry out
1358 the duties and responsibilities assigned to the commissioner or the
1359 department. The commissioner may delegate the commissioner's
1360 authority to render a final decision in a contested case to a hearing
1361 officer employed by, or contracted with, the department.

1362 [(2)] (3) Notwithstanding the provisions of the Freedom of
1363 Information Act, as defined in section 1-200, all records, papers and
1364 documents obtained during an investigation or enforcement action
1365 conducted pursuant to [subdivision] subdivisions (1) and (2) of this
1366 subsection shall be confidential and not subject to disclosure under said
1367 act until such investigation or enforcement action has been finally
1368 adjudicated or otherwise settled or closed.

1369 Sec. 25. Subsections (a) and (b) of section 21a-38 of the general statutes
1370 are repealed and the following is substituted in lieu thereof (*Effective*
1371 *from passage*):

1372 (a) [The] Following an administrative hearing held in accordance
1373 with the provisions of chapter 54, the commissioner may suspend or
1374 revoke any license issued under the provisions of section 21a-35 or 21a-
1375 36 for violation of the provisions of sections 21a-34 to 21a-45, inclusive,
1376 or any regulation adopted thereunder or for violation of any applicable
1377 municipal health ordinance or state or federal law or regulation. [No
1378 such suspension or revocation shall take effect except upon notice to the
1379 licensee and hearing thereon. Notice shall be in writing, given by
1380 registered or certified mail, and shall state: (1) The condition or violation
1381 found; (2) the corrective action, if any, to be taken and the period of time
1382 within which such action must be taken; and (3) that an opportunity for
1383 hearing will be provided upon written request filed within ten days
1384 after receipt of such notice.]

1385 (b) Whenever the commissioner finds any grossly unsanitary
1386 condition or any other condition which constitutes a substantial hazard
1387 to public health or safety involving the preparation or transportation of
1388 any food or beverage or the use of any vending machine [he] the
1389 commissioner may, without notice or hearing, issue a written order to

1390 the licensee citing the existence of such condition and specifying the
1391 corrective action to be taken, and, if [he] the commissioner deems it
1392 necessary, require that use of such facility or machine be discontinued.
1393 Any licensee to whom such order is issued may [petition for a hearing,
1394 which shall be granted, but no such petition shall] request an
1395 administrative hearing in accordance with the provisions of chapter 54
1396 to contest such order. No such request shall stay the execution or
1397 effectiveness of any order issued pursuant to this subsection pending an
1398 administrative hearing. Each such order shall continue in effect until [it]
1399 such order is rescinded by the commissioner or until the condition cited
1400 is corrected, as determined by the commissioner or the commissioner's
1401 designee.

1402 Sec. 26. Section 21a-54 of the general statutes is repealed and the
1403 following is substituted in lieu thereof (*Effective from passage*):

1404 Any license may be revoked by the Commissioner of Consumer
1405 Protection [after notice to the licensee by mail or otherwise and
1406 opportunity to be heard] if it appears that any statement upon which [it]
1407 such license was issued was false or misleading or that any frozen
1408 dessert and frozen dessert mix manufactured by the licensee is
1409 adulterated or misbranded, or was manufactured in a plant not
1410 maintained in accordance with the standards of sanitation prescribed in
1411 the regulations promulgated under the authority of section 21a-58, or
1412 that the brand name or any label or advertising of any frozen dessert
1413 and frozen dessert mix manufactured by the licensee gives a false
1414 indication of origin, character, composition or place of manufacture, or
1415 is otherwise false or misleading in any particular way. A license may
1416 also [, after such notice and hearing,] be suspended for any of the
1417 foregoing reasons until the licensee complies with the conditions
1418 prescribed by the [Commissioner of Consumer Protection]
1419 commissioner for its reinstatement. The commissioner shall not revoke
1420 or suspend a license except upon notice and hearing in accordance with
1421 chapter 54. The commissioner may summarily suspend a license
1422 pending such a hearing if the commissioner has reason to believe that
1423 the public health, safety or welfare imperatively requires emergency

1424 action.

1425 Sec. 27. Subsection (b) of section 21a-118 of the general statutes is
1426 repealed and the following is substituted in lieu thereof (*Effective October*
1427 *1, 2025*):

1428 (b) If an inspection reveals a violation of any provision of this chapter
1429 concerning a food factory, food warehouse or food establishment, the
1430 commissioner shall notify the owner of such factory, warehouse or
1431 establishment of any such violation and his right to a hearing under this
1432 section by certified mail within fifteen days of the date of such original
1433 inspection. Such owner may contest the violations cited in such notice
1434 by requesting a hearing in writing by certified mail within fifteen days
1435 of the date of receipt of such notice. The commissioner shall grant such
1436 a request and conduct a hearing in accordance with the provisions of
1437 chapter 54. The [cost of all reinspections] fee for each reinspection
1438 necessary to determine compliance with any such provision shall be
1439 [forty] one hundred seventy-five dollars [an hour] and shall be charged
1440 to such owner. [, except that if the first reinspection following the
1441 original inspection indicates compliance with such provision no charge
1442 shall be made.]

1443 Sec. 28. Subsections (c) and (d) of section 21a-152 of the general
1444 statutes are repealed and the following is substituted in lieu thereof
1445 (*Effective from passage*):

1446 (c) The Commissioner of Consumer Protection may revoke, suspend,
1447 place conditions upon or issue a civil penalty against a bakery, food
1448 manufacturing establishment or food warehouse license for any
1449 violation of sections 21a-151 to 21a-159, inclusive, [after a hearing
1450 conducted] in accordance with the provisions of chapter 54. In addition,
1451 the commissioner may summarily suspend a bakery, food
1452 manufacturing establishment or food warehouse license pending a
1453 hearing in accordance with the provisions of chapter 54 if the
1454 commissioner has reason to believe that the public health, safety or
1455 welfare imperatively requires emergency action. [Not later than ten
1456 days following the suspension order, the commissioner shall cause to be

1457 held a hearing which shall be conducted in accordance with the
1458 provisions of chapter 54. Following such hearing, the commissioner
1459 shall dissolve such suspension or order revocation of the bakery, food
1460 manufacturing establishment or food warehouse license. Any
1461 corporation, firm or person whose license has been revoked may apply
1462 for a new license and the commissioner shall act on such application not
1463 later than thirty days after the commissioner receives such application.
1464 The costs of any inspections] The fee for each inspection necessary to
1465 determine whether or not an applicant, whose license has been revoked,
1466 is entitled to have a new license granted shall be borne by the applicant
1467 at such rates as the commissioner may determine. The commissioner
1468 may refuse to grant any bakery, food manufacturing establishment or
1469 food warehouse a license if the commissioner finds that the applicant
1470 has evidenced a pattern of noncompliance with the provisions of
1471 sections 21a-151 to 21a-159, inclusive. Prima facie evidence of a pattern
1472 of noncompliance shall be established if the commissioner shows that
1473 the applicant has had two or more bakery, food manufacturing
1474 establishment or food warehouse licenses revoked.

1475 (d) All vehicles used in the transportation of food for human
1476 consumption, including, but not limited to, bakery, food manufacturing
1477 establishment or food warehouse products, shall be kept in a sanitary
1478 condition [and shall have the name and address of the bakery, food
1479 manufacturing establishment or food warehouse owner, operator or
1480 distributor legibly printed on both sides] in accordance with the sanitary
1481 transportation requirements established in the regulations adopted
1482 pursuant to the Food Safety Modernization Act, 21 CFR Parts 1 and 11,
1483 as amended from time to time. Each compartment in which [unwrapped
1484 bakery, food manufacturing establishment or food warehouse products
1485 are] food for human consumption is transported shall be enclosed in a
1486 manner approved by the commissioner.

1487 Sec. 29. Section 21a-217 of the general statutes is repealed and the
1488 following is substituted in lieu thereof (*Effective October 1, 2025*):

1489 [Every] (a) Each contract for health club services shall provide that

1490 such contract may be cancelled [within] not later than three business
1491 days after the date [of receipt by] on which the buyer [of] under such
1492 contract receives a copy of [the] such contract, by written cancellation
1493 notice delivered, with delivery tracking, to the [seller] health club or the
1494 [seller's] health club's agent at an address [which] that shall be specified
1495 in [the] such contract. Not later than seven days after the health club or
1496 the health club's agent receives such written cancellation notice, the
1497 health club shall provide to the buyer a written statement confirming
1498 that such contract has been cancelled and disclosing the effective date of
1499 such cancellation. After receipt of such written cancellation notice, the
1500 health club may request the return of any cards or equipment that were
1501 delivered to the buyer as part of the membership. Cancellation shall be
1502 without liability on the part of the buyer, except for the fair market value
1503 of services actually received and the buyer shall be entitled to a refund
1504 of the entire consideration paid for the health club contract, if any, less
1505 the fair market value of the services or use of facilities already actually
1506 received. Such right of cancellation shall not be affected by the terms of
1507 the health club contract and may not be waived or otherwise
1508 surrendered. [Such]

1509 (b) (1) Each health club contract [for health club services] shall also
1510 [contain a clause providing] provide that:

1511 (A) The buyer or the buyer's estate shall be relieved of any further
1512 obligation not due and owing under such contract (i) if the person
1513 receiving the benefits of such contract (I) relocates further than twenty-
1514 five miles from a health club [facility] location operated by the [seller]
1515 health club or a substantially similar health club [facility] location which
1516 would accept the [seller's obligation] health club's obligations under
1517 [the] such contract, or (II) dies during the membership term following
1518 the effective date of such contract, or (ii) if the health club ceases
1519 operation at the health club location where the buyer entered into [the]
1520 such contract; [the buyer or his estate shall be relieved of any further
1521 obligation for payment under the contract not then due and owing. The
1522 contract shall also provide that if]

1523 (B) If the buyer becomes disabled during the membership term, the
1524 buyer shall have the option of [(1)] (i) being relieved of liability for
1525 payment on that portion of the contract term for which the buyer is
1526 disabled, or [(2)] (ii) extending the [duration of the] original term of such
1527 contract, at no cost to the buyer, for a period equal to the duration of the
1528 disability; [.] and

1529 (C) The buyer may, at the buyer's option, void such contract
1530 prospectively if (i) the health club ceases to offer facilities or amenities
1531 that are substantially similar to the facilities or amenities that such
1532 health club offered to the buyer when the buyer initially entered into
1533 such contract, or (ii) the services offered under such contract are no
1534 longer available, or are substantially unavailable, because the
1535 operations of the health club have permanently discontinued or there
1536 has been a substantial change in the operations of the health club
1537 location primarily used by the buyer.

1538 (2) For the purposes of this subsection, the health club location
1539 primarily used by the buyer shall be (A) the health club location
1540 designated by the buyer as the buyer's preferred health club location for
1541 delivery of services under the health club contract, or (B) if the buyer
1542 does not designate a health club location as the buyer's preferred health
1543 club location for delivery of services under the health club contract, the
1544 health club location most frequented by the buyer during the preceding
1545 calendar year.

1546 (c) [The] A health club shall have the right to require and verify
1547 reasonable evidence of relocation, disability or death. In the case of
1548 disability, [the] a health club may require that documentation from a
1549 licensed physician, a licensed physician assistant, a licensed advanced
1550 practice registered nurse or another credentialed medical provider be
1551 submitted as verification.

1552 Sec. 30. Subsection (a) of section 21a-218 of the general statutes is
1553 repealed and the following is substituted in lieu thereof (*Effective October*
1554 *1, 2025*):

1555 (a) A copy of the health club contract shall be delivered to the buyer
1556 at the time the contract is signed. All health club contracts shall (1) be in
1557 writing and signed by the buyer, (2) designate the date on which the
1558 buyer actually signs the contract, (3) identify the address of the location
1559 at which the buyer entered the contract, and (4) contain a statement of
1560 the buyer's rights which complies with this section. The following
1561 statement shall prominently and conspicuously appear, in at least
1562 twelve-point font, at the top of the contract:

1563 "BUYER'S RIGHT TO CANCEL

1564 If you wish to cancel this contract, you may cancel by sending a
1565 written notice stating that you do not wish to be bound by this contract.
1566 The notice must be delivered or mailed before midnight of the third
1567 business day after you sign this contract. The notice must be delivered
1568 or mailed to:

1569

1570

1571 (Insert name, electronic mail address and mailing address for
1572 cancellation notice.)

1573 You may also cancel this contract if:

1574 (1) You relocate your residence further than twenty-five (25) miles
1575 from any health club operated by the seller or from any other
1576 substantially similar health club which would accept the obligation of
1577 the seller;

1578 (2) You die; or

1579 (3) The health club ceases operation at the location where you entered
1580 into this contract or the location closest to your primary residence.

1581 If you become disabled, you shall have the option of:

1582 (1) Being relieved of liability for payment on that portion of the

1583 contract term for which you are disabled; or

1584 (2) Extending the duration of the original contract at no cost to you
1585 for a period equal to the duration of the disability.

1586 You must send a written notice of disability, which may be sent to the
1587 health club in an electronic form. You may be required to prove such
1588 disability by submitting documentation from a licensed physician, a
1589 licensed physician assistant, a licensed advanced practice registered
1590 nurse or another credentialed medical provider. If you cancel, the health
1591 club may keep or collect an amount equal to the fair market value of the
1592 services or use of facilities you have already received.

1593 NOTICE OF GUARANTY FUND

1594 The Connecticut Health Club Guaranty Fund is administered by the
1595 Department of Consumer Protection to protect consumers who have a
1596 health club contract with a club that closes down or moves. If a health
1597 club is no longer operating at the location where you entered into the
1598 contract, you may be eligible for reimbursement through the fund. For
1599 further information, and to apply to the fund, please visit (insert
1600 Department of Consumer Protection's Internet web site address) or
1601 contact the department by phone at (insert Department of Consumer
1602 Protection's main telephone number)."

1603 Sec. 31. Subsections (a) and (b) of section 21a-223 of the general
1604 statutes are repealed and the following is substituted in lieu thereof
1605 (*Effective October 1, 2025*):

1606 (a) Each individual place of business of each health club shall obtain
1607 a license from the Department of Consumer Protection prior to the sale
1608 of any health club contract. Application for such license shall be made
1609 on forms provided by the Commissioner of Consumer Protection and
1610 said commissioner shall require as a condition to the issuance and
1611 renewal of any license obtained under this chapter (1) that the applicant
1612 provide for and maintain on the premises of the health club sanitary
1613 facilities; (2) that the applicant [, on and after October 1, 2022,] (A) (i)

1614 provide and maintain in a readily accessible location on the premises of
1615 the health club at least one automatic external defibrillator, as defined
1616 in section 19a-175, and (ii) make such location known to employees of
1617 such health club, (B) ensure that at least one employee is on the premises
1618 of such health club during staffed business hours who is trained in
1619 cardiopulmonary resuscitation and the use of an automatic external
1620 defibrillator in accordance with the standards set forth by the American
1621 Red Cross or American Heart Association, (C) maintain and test the
1622 automatic external defibrillator in accordance with the manufacturer's
1623 guidelines, and (D) promptly notify a local emergency medical services
1624 provider after each use of such automatic external defibrillator; (3) that
1625 the application be accompanied by (A) a license or renewal fee of two
1626 hundred fifty dollars, (B) a list of the equipment and each service that
1627 the applicant intends to have available for use by buyers during the year
1628 of operations following licensure or renewal, and (C) an electronic copy
1629 of each health club contract that the applicant is currently using or
1630 intends to use; and (4) compliance with the requirements of section 21a-
1631 226, as amended by this act. Such licenses shall be renewed annually.

1632 (b) No health club shall (1) engage in any act or practice that is in
1633 violation of or contrary to the provisions of this chapter or any
1634 regulation adopted to carry out the provisions of this chapter, including
1635 the use of contracts that do not conform to the requirements of this
1636 chapter, or (2) engage in conduct of a character likely to mislead, deceive
1637 or defraud the buyer, the public or the commissioner. The
1638 Commissioner of Consumer Protection may refuse to grant or renew a
1639 license to, impose a civil penalty in an amount not to exceed one
1640 thousand dollars per violation on or [may] suspend, place conditions on
1641 or revoke the license of [,] any health club [which] that engages in any
1642 conduct prohibited by this chapter.

1643 Sec. 32. Subsections (g) and (h) of section 21a-226 of the general
1644 statutes are repealed and the following is substituted in lieu thereof
1645 (*Effective October 1, 2025*):

1646 (g) After hearing, the commissioner shall issue an order requiring

1647 payment from the guaranty fund of any sum the commissioner finds to
1648 be payable upon such application. The total compensation payable from
1649 the guaranty fund on the closing of any one health club location shall
1650 not exceed [seventy-five thousand] one hundred twenty-five thousand
1651 dollars.

1652 (h) If the commissioner pays any amount as a result of a claim against
1653 a health club pursuant to an order under subsection (g) of this section,
1654 the health club shall pay the amount due plus interest at the rate of ten
1655 per cent per year. A health club shall not be eligible to receive a new or
1656 renewed license until the health club has repaid such amount in full. [,
1657 plus interest at a rate to be determined by the commissioner.] All funds
1658 paid pursuant to this subsection shall be deposited in the guaranty fund.

1659 Sec. 33. Subsection (a) of section 21a-430 of the general statutes is
1660 repealed and the following is substituted in lieu thereof (*Effective October*
1661 *1, 2025*):

1662 (a) No person shall place or cause to be placed in a public place a
1663 donation bin for the donation of clothing or other articles unless (1) such
1664 person [has been granted permission] obtains advance written consent
1665 from the owner of such public place, or such owner's duly authorized
1666 agent, to place such donation bin, or cause such bin to be placed, in such
1667 public place, [by the owner of such public place or by such owner's duly
1668 authorized agent] and [unless] (2) such bin contains a notice, in block
1669 letters at least two inches high, stating, [: (1) If] (A) if the donation is for
1670 a charitable purpose, [(A)] (i) the name of the nonprofit organization
1671 that will benefit from the donation, [and the percentage of the donated
1672 articles or of the proceeds from the sale of the donated articles that the
1673 nonprofit organization will receive from the owner of such bin, (B)] (ii)
1674 the name and contact information of the owner of such bin, and [(C)]
1675 (iii) that the public may contact the Department of Consumer Protection
1676 for further information, or [(2)] (B) if not intended for a charitable
1677 purpose, that such donation is not for a charitable purpose. Such notice
1678 shall be on the same side of the bin where the donation is likely to be
1679 made. As used in this section, "public place" means any area that is used

1680 or held out for use by the public, whether owned or operated by public
1681 or private interests, and "donation bin" means a large container
1682 commonly placed in a parking lot for the purpose of encouraging
1683 individuals to donate clothing or other items.

1684 Sec. 34. Section 21a-434 of the general statutes is repealed and the
1685 following is substituted in lieu thereof (*Effective from passage*):

1686 (a) For purposes of this section, (1) "at retail" includes any retail
1687 transaction conducted in person, excluding any transaction: (A) By
1688 telephone, mail or the Internet, (B) for parking at a parking lot or a
1689 parking garage, (C) at a wholesale club that sells consumer goods and
1690 services through a membership model, (D) at a retail store selling
1691 consumer goods exclusively through a membership model that requires
1692 payment by means of an affiliated mobile device application, (E) for the
1693 rental of consumer goods, services or accommodations for which
1694 posting of collateral or security is typically required, and (F) for
1695 consumer goods or services provided exclusively to employees and
1696 individuals other than customers who are authorized to be on the
1697 employer's premises, and (2) "cash" means legal tender.

1698 (b) [A] Except as provided in subsection (c) of this section, a person
1699 selling or offering for sale goods or services at retail in this state shall
1700 not: (1) Refuse to accept cash as a form of payment for such goods or
1701 services, (2) post signs stating that cash payment is not accepted, or (3)
1702 charge a customer paying cash a higher price than such customer would
1703 pay using any other form of payment.

1704 (c) A person selling or offering for sale goods or services at retail in
1705 this state shall be deemed to have satisfied the requirements established
1706 in subsection (b) of this section if the person provides a device to
1707 consumers that converts cash into a prepaid card, and:

1708 (1) Such person and such person's device vendor do not, directly or
1709 indirectly:

1710 (A) Require payment of any fee for initial receipt of such prepaid

1711 card;

1712 (B) Charge any fee to use such prepaid card, including, but not
1713 limited to, (i) a fee charged to (I) check the balance of such prepaid card,
1714 or (II) deposit additional cash on such prepaid card, or (ii) any recurring
1715 fee;

1716 (C) Require payment of a minimum deposit for such prepaid card in
1717 an amount that is greater than one dollar;

1718 (D) Establish an expiration date for such prepaid card or otherwise
1719 subject such prepaid card to an expiration date;

1720 (E) Limit the number of transactions that may be completed by using
1721 such prepaid card; or

1722 (F) Require a consumer to provide any personally identifiable
1723 information, including, but not limited to, a telephone number,
1724 electronic mail address or Social Security number, to receive or use such
1725 prepaid card;

1726 (2) Such device shall, upon request, provide a printed receipt to a
1727 consumer indicating the amount of cash the consumer has deposited
1728 onto such prepaid card; and

1729 (3) In the event such device malfunctions, the retail store where such
1730 device is located shall:

1731 (A) Accept payment in cash from consumers until such device is
1732 restored and satisfies the requirements established in this subsection;
1733 and

1734 (B) Post a sign in a conspicuous location on or immediately adjacent
1735 to such device stating that such retail store is required by law to accept
1736 cash if such device malfunctions.

1737 [(c)] (d) The Commissioner of Consumer Protection may adopt
1738 regulations, in accordance with chapter 54, to implement the provisions
1739 of this section.

1740 Sec. 35. Section 42-134a of the general statutes is repealed and the
1741 following is substituted in lieu thereof (*Effective July 1, 2025*):

1742 As used in this chapter:

1743 [(a)] (1) "Home solicitation sale" means a sale, lease, or rental of
1744 consumer goods or services, whether under single or multiple contracts,
1745 in which the seller or his representative personally solicits the sale,
1746 including those in response to or following an invitation by the buyer,
1747 and the buyer's agreement or offer to purchase is made at a place other
1748 than the place of business of the seller. The term "home solicitation sale"
1749 does not include a transaction: [(1)] (A) Made pursuant to prior
1750 negotiations in the course of a visit by the buyer to a retail business
1751 establishment having a fixed, permanent location where goods are
1752 exhibited or the services are offered for sale on a continuing basis; [(2)]
1753 (B) in which the buyer has initiated the contact and the goods or services
1754 are needed to meet a bona fide immediate personal emergency of the
1755 buyer, and the buyer furnishes the seller with a separate dated and
1756 signed personal statement in the buyer's handwriting describing the
1757 situation requiring immediate remedy and expressly acknowledging
1758 and waiving the right to cancel the sale within three business days; [(3)]
1759 (C) conducted and consummated entirely by mail or telephone and
1760 without any other contact between the buyer and the seller or its
1761 representative prior to delivery of the goods or performance of the
1762 services; [(4)] (D) in which the buyer has initiated the contact and
1763 specifically requested the seller to visit his home for the purpose of
1764 repairing or performing maintenance upon the buyer's personal
1765 property. If in the course of such a visit, the seller sells the buyer the
1766 right to receive additional services or goods other than replacement
1767 parts necessarily used in performing the maintenance or in making the
1768 repairs, the sale of those additional goods or services shall not come
1769 within this exclusion; [(5)] (E) pertaining to the sale or rental of real
1770 property, to the sale of insurance, to the sale of newspapers or to the sale
1771 of securities or commodities by a broker-dealer registered with the
1772 securities and exchange commission; [(6)] (F) made pursuant to a home
1773 party plan sales and demonstration; or [(7)] (G) in the case of consumer

1774 goods, other than magazine sales or subscriptions, where the purchase
1775 price, whether under single or multiple contracts, does not exceed
1776 twenty-five dollars.

1777 [(b)] (2) "Consumer goods or services" means goods or services
1778 purchased, leased, or rented primarily for personal, family, or
1779 household purposes, including courses of instruction or training
1780 regardless of the purpose for which they are taken.

1781 [(c)] (3) "Seller" means any person, partnership, corporation, limited
1782 liability company or association engaged in home solicitation sales of
1783 consumer goods or services.

1784 [(d)] (4) "Place of business" means the main or permanent branch
1785 office or local address of a seller.

1786 [(e)] (5) "Purchase price" means the total price paid or to be paid for
1787 the consumer goods or services, including all interest and service
1788 charges.

1789 [(f)] (6) "Business day" means any calendar day except Saturday,
1790 Sunday or any [of the following business holidays: New Year's Day,
1791 Washington's Birthday, Memorial Day, Independence Day, Labor Day,
1792 Columbus Day, Veterans Day, Thanksgiving Day and Christmas Day]
1793 legal holiday designated, appointed or recommended under section 1-
1794 4.

1795 Sec. 36. Subsection (a) of section 36a-671b of the general statutes is
1796 repealed and the following is substituted in lieu thereof (*Effective July 1,*
1797 *2025*):

1798 (a) A debt negotiator shall provide to each debtor a contract that shall
1799 include a complete, detailed list of services to be performed, the costs of
1800 such services and the results to be achieved. Each debt negotiation
1801 service contract shall contain (1) a statement certifying that the person
1802 offering debt negotiation services has reviewed the consumer's debt,
1803 and (2) an individualized evaluation of the likelihood that the proposed
1804 debt negotiation services would reduce the consumer's debt or debt

1805 service or, if appropriate, prevent the consumer's residential home from
1806 being foreclosed. Each contract shall allow the consumer to cancel or
1807 rescind such contract within three business days after the date on which
1808 the consumer signed the contract. Such contract shall contain a clear and
1809 conspicuous caption that shall read, "Debtor's three-day right to cancel",
1810 along with the following statement: "If you wish to cancel this contract,
1811 you may cancel by mailing a written notice by certified or registered
1812 mail to the address specified below. The notice shall state that you do
1813 not wish to be bound by this contract and must be delivered or mailed
1814 before midnight of the third business day after you sign this contract."
1815 As used in this section, "business day" [has the same meaning as
1816 provided in section 42-134a] means any calendar day except Sunday or
1817 any of the following business holidays: New Year's Day, Washington's
1818 Birthday, Memorial Day, Independence Day, Labor Day, Columbus
1819 Day, Veterans Day, Thanksgiving Day and Christmas Day.

1820 Sec. 37. Subdivision (4) of section 42-481 of the general statutes is
1821 repealed and the following is substituted in lieu thereof (*Effective July 1,*
1822 *2025*):

1823 (4) "Sales representative" means a person who: (A) Establishes a
1824 business relationship with a principal to solicit orders for products or
1825 services, and (B) is compensated in whole, or in part, by commission.
1826 "Sales representative" does not include an employee or a person who
1827 places orders or purchases on the person's own account or for resale or
1828 a seller, as defined in [subsection (c) of] section 42-134a, as amended by
1829 this act; and

1830 Sec. 38. Section 42-135a of the general statutes is repealed and the
1831 following is substituted in lieu thereof (*Effective July 1, 2025*):

1832 No agreement in a home solicitation sale shall be effective against the
1833 buyer if [it] the agreement is not signed and dated by the buyer or if the
1834 seller shall:

1835 (1) Fail to furnish the buyer with a fully completed receipt or copy of
1836 all contracts and documents pertaining to such sale at the time of its

1837 execution, which contract shall be in the same language as that
1838 principally used in the oral sales presentation and which shall show the
1839 date of the transaction and shall contain the name and address of the
1840 seller, and in immediate proximity to the space reserved in the contract
1841 for the signature of the buyer, or on the front page of the receipt if a
1842 contract is not used, and in boldface type of a minimum size of [ten]
1843 twelve points, a statement in substantially the following form:

1844 YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY
1845 TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER
1846 THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE
1847 OF CANCELLATION FORM FOR AN EXPLANATION OF THIS
1848 RIGHT.

1849 (2) Fail to furnish each buyer, at the time such buyer signs the home
1850 solicitation sales contract or otherwise agrees to buy consumer goods or
1851 services from the seller, a [completed] form completed by the seller in
1852 duplicate, captioned "NOTICE OF CANCELLATION", which shall be
1853 attached to the contract or receipt and easily detachable, and which shall
1854 contain in [ten-point] twelve-point boldface type the following
1855 information and statements in the same language as that used in the
1856 contract:

1857 [NOTICE OF CANCELLATION

1858 (Date of Transaction)

1859 YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY
1860 PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS
1861 FROM THE ABOVE DATE.

1862 IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS
1863 MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY
1864 NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE
1865 RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT
1866 BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY
1867 SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL

1868 BE CANCELLED.

1869 IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE
1870 SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD
1871 CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO
1872 YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU
1873 WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER
1874 REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE
1875 SELLER'S EXPENSE AND RISK.

1876 IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER
1877 AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY
1878 DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR
1879 DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION.
1880 IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER,
1881 OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND
1882 FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE
1883 OF ALL OBLIGATIONS UNDER THE CONTRACT.

1884 TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED
1885 AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY
1886 OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO (Name of
1887 Seller) AT (Address of Seller's Place of Business) NOT LATER THAN
1888 MIDNIGHT OF (Date)

1889 I HEREBY CANCEL THIS TRANSACTION.

1890 (Date)

1891 (Buyer's Signature)]

1892 "NOTICE OF CANCELLATION

1893 Seller: (Seller's name inserted by seller)

1894 Date of Transaction: (Date of transaction inserted by seller)

1895 You have the right to cancel this contract or sale by following the
1896 instructions in this notice. Your deadline is midnight on (date of the

1897 third business day after the date of the transaction, as inserted in
1898 boldface type by seller) to cancel. You have until this deadline to sign,
1899 date, and send this notice of cancellation to the Seller by email, fax, or
1900 mail to the contact information listed below.

1901 (Instructions for seller: To determine the third business day, start
1902 counting on the day following the day when the transaction took place
1903 and do not count Saturdays, Sundays, or days designated as legal
1904 holidays in Connecticut.)

1905 There is no penalty if you cancel. You do not have any legal
1906 obligations under the contract if you cancel. If you cancel, the seller must
1907 return to you any payments made by you, any property you traded in,
1908 and any negotiable instrument executed by you, such as a personal
1909 check, money order or promissory note. The seller has ten days after it
1910 receives your cancellation notice to return those items to you. Any
1911 security interest arising out of the transaction will be cancelled, such as
1912 a legal claim or a lien on your property.

1913 If you cancel, you must make available to the seller any goods
1914 delivered to you under this contract or sale. The goods must be in
1915 substantially as good condition as when you received them. The seller
1916 can pick them up from your residence. If you make the goods available
1917 to the seller and the seller does not pick them up, after twenty calendar
1918 days have passed since you sent this notice to the seller, you may keep
1919 or dispose of the goods. If you do not make the goods available to the
1920 seller, you will still have to fulfill your contractual obligations.

1921 The seller may also tell you how to return the goods to the seller at
1922 the seller's own expense and risk, such as by mailing them to the seller.
1923 You do not have to agree to return the goods to the seller yourself, but
1924 if you agree to do so but fail to send the goods to the seller, you will still
1925 have to fulfill your contractual obligations.

1926 To cancel this contract or sale, you must sign and date this notice, and
1927 send it either by email, by fax, or by regular mail to:

- 1928 (Seller's name inserted by seller)
- 1929 Email: (Seller's business electronic mail address inserted by seller)
- 1930 OR
- 1931 Fax: (Seller's fax number inserted by seller)
- 1932 OR
- 1933 Regular mail: (Address of seller's place of business inserted by seller)
- 1934 I hereby cancel this transaction.
- 1935 Dated:
- 1936 Signed:"
- 1937 (3) Fail, before furnishing copies of the "Notice of Cancellation" to the
1938 buyer, to complete both copies by entering the name of the seller, the
1939 address of the seller's place of business, the date of the transaction, the
1940 seller's business electronic mail address, if any, and the date, not earlier
1941 than the third business day [following] after the date of the transaction,
1942 by which the buyer may give notice of cancellation.
- 1943 (4) Include in any home solicitation sale contract or receipt any
1944 confession of judgment or any waiver of any of the rights to which the
1945 buyer is entitled under this chapter, including specifically such buyer's
1946 right to cancel the sale in accordance with the provisions of this section.
- 1947 (5) Fail to inform each buyer, orally, at the time such buyer signs the
1948 contract or purchases the goods or services, of such buyer's right to
1949 cancel.
- 1950 (6) Misrepresent in any manner the buyer's right to cancel.
- 1951 (7) Fail or refuse to honor any valid notice of cancellation by a buyer
1952 and within ten business days after the receipt of such notice, to (A)
1953 refund all payments made under the contract or sale; (B) return any
1954 goods or property traded in, in substantially as good condition as when

1955 received by the seller; (C) cancel and return any negotiable instrument
1956 executed by the buyer in connection with the contract or sale and take
1957 any action necessary or appropriate to terminate promptly any security
1958 interest created in the transaction; and (D) cancel and return any
1959 contract executed by the buyer in connection with the transaction.

1960 (8) Negotiate, transfer, sell, or assign any note or other evidence of
1961 indebtedness to a finance company or other third party prior to
1962 midnight of the fifth business day following the date the contract was
1963 signed or the goods or services purchased.

1964 (9) Fail, within ten business days of receipt of the buyer's notice of
1965 cancellation, to notify such buyer whether the seller intends to repossess
1966 or to abandon any shipped or delivered goods.

1967 (10) Fail, when providing a digital copy of the agreement by
1968 electronic mail or any other electronic delivery method, to include the
1969 following statement, immediately adjacent to the body of the message,
1970 in at least twelve-point type or, if the body of the message is in larger
1971 size type, the same size type as the body of the message:

1972 PLEASE REVIEW IMPORTANT INFORMATION ABOUT YOUR
1973 RIGHT TO CANCEL THIS AGREEMENT IN THE "NOTICE OF
1974 CANCELLATION" BEING PROVIDED TO YOU.

1975 Sec. 39. Subsection (g) of section 42-179 of the general statutes is
1976 repealed and the following is substituted in lieu thereof (*Effective July 1,*
1977 *2025*):

1978 (g) (1) No motor vehicle which is returned to any person pursuant to
1979 any provision of this chapter or in settlement of any dispute related to
1980 any complaint made under the provisions of this chapter and which
1981 requires replacement or refund shall be resold, transferred or leased in
1982 the state without clear and conspicuous written disclosure of the fact
1983 that such motor vehicle was so returned prior to resale or lease. Such
1984 disclosure shall be affixed to the motor vehicle and shall be included in
1985 any contract for sale or lease. The Commissioner of Motor Vehicles shall,

1986 by regulations adopted in accordance with the provisions of chapter 54,
1987 prescribe the form and content of any such disclosure statement and
1988 establish provisions by which the commissioner may remove such
1989 written disclosure after such time as the commissioner may determine
1990 that such motor vehicle is no longer defective.

1991 (2) For any motor vehicle subject to a complaint made under the
1992 provisions of this chapter, if a manufacturer accepts the return of a
1993 motor vehicle or compensates any person who accepts the return of a
1994 motor vehicle, whether the return is pursuant to an arbitration award or
1995 settlement, such manufacturer shall stamp the words
1996 "MANUFACTURER BUYBACK-LEMON" clearly and conspicuously
1997 on the face of the original title in letters at least one-quarter inch high
1998 and, not later than thirty days after receipt of the title, shall submit a
1999 copy of the stamped title to the Department of Motor Vehicles and
2000 electronically remit evidence of such submission to the Department of
2001 Consumer Protection within such thirty-day period. The Department of
2002 Motor Vehicles shall maintain a listing of such buyback vehicles and in
2003 the case of any request for a title for a buyback vehicle, shall cause the
2004 words "MANUFACTURER BUYBACK-LEMON" to appear clearly and
2005 conspicuously on the face of the new title in letters which are at least
2006 one-quarter inch high. Any person who applies for a title shall disclose
2007 to the department the fact that such vehicle was returned as set forth in
2008 this subsection.

2009 (3) If a manufacturer accepts the return of a motor vehicle from a
2010 consumer due to a nonconformity or defect, in exchange for a refund or
2011 a replacement vehicle, whether as a result of an administrative or
2012 judicial determination, an arbitration proceeding or a voluntary
2013 settlement, the manufacturer shall notify the Department of Motor
2014 Vehicles and shall provide the department with all relevant information,
2015 including the year, make, model, vehicle identification number and
2016 prior title number of the vehicle. Such manufacturer shall stamp the
2017 words "MANUFACTURER BUYBACK-LEMON" clearly and
2018 conspicuously on the face of the original title in letters at least one-
2019 quarter-inch high, and, not later than thirty days after receipt of the title,

2020 shall submit a copy of the stamped title to the Department of Motor
2021 Vehicles and remit evidence of such submission to the Department of
2022 Consumer Protection, in a form and manner prescribed by the
2023 Commissioner of Consumer Protection, within such thirty-day period.
2024 The Commissioner of Motor Vehicles shall adopt regulations in
2025 accordance with chapter 54 specifying the format and time period in
2026 which such information shall be provided and the nature of any
2027 additional information which the commissioner may require.

2028 (4) The provisions of this subsection shall apply to motor vehicles
2029 originally returned in another state from a consumer due to a
2030 nonconformity or defect in exchange for a refund or replacement vehicle
2031 and which a lessor or transferor with actual knowledge subsequently
2032 sells, transfers or leases in this state.

2033 (5) If a manufacturer fails to stamp, submit and remit evidence of
2034 submission of a title as required by this subsection within thirty days of
2035 receipt of the title, the Department of Consumer Protection may impose
2036 a fine not to exceed ten thousand dollars on the manufacturer. Any such
2037 fine shall be deposited into the new automobile warranties account
2038 established pursuant to section 42-190. A manufacturer that is aggrieved
2039 by a fine imposed pursuant to this subsection may, within ten days of
2040 receipt of written notice of such fine from the department, request, in
2041 writing, a hearing. The department shall, upon the receipt of all
2042 documentation necessary to evaluate the request, determine whether
2043 circumstances beyond the manufacturer's control prevented
2044 performance, and may conduct a hearing pursuant to chapter 54, if
2045 appropriate.

2046 Sec. 40. Section 42-158ff of the general statutes is repealed and the
2047 following is substituted in lieu thereof (*Effective October 1, 2025*):

2048 (a) For the purposes of this section:

2049 (1) "Automatic renewal provision" means any provision that is
2050 included in a consumer agreement under which a business that is a
2051 party to such agreement may renew such agreement without any action

2052 on the part of a consumer who is a party to such agreement;

2053 (2) "Business" means any individual or sole proprietorship,
2054 partnership, firm, corporation, trust, limited liability company, limited
2055 liability partnership, joint stock company, joint venture, association or
2056 other legal entity through which commerce for profit or not for profit is
2057 conducted;

2058 (3) "Clearly and conspicuously disclose" means (A) for a disclosure
2059 made electronically or in writing, to make such disclosure (i) in a
2060 manner that may be retained by the consumer, and (ii) in text that is (I)
2061 larger than the size of any surrounding text, or (II) the same size as the
2062 surrounding text but in a typeface, font or color that contrasts with such
2063 surrounding text or is set off from such surrounding text by symbols or
2064 other marks that draw the consumer's attention to such disclosure, and
2065 (B) for a disclosure made verbally or telephonically, to make such
2066 disclosure in a volume and cadence that is readily audible to, and
2067 understandable by, the consumer;

2068 [(3)] (4) "Consumer" means any individual who is a resident of this
2069 state and a prospective recipient of consumer goods or consumer
2070 services;

2071 [(4)] (5) "Consumer agreement" means any verbal, telephonic, written
2072 or electronic agreement, initially entered into or amended on or after
2073 October 1, 2023, between a business and a consumer under which a
2074 business agrees to provide consumer goods or consumer services to a
2075 consumer. "Consumer agreement" does not include any such agreement
2076 (A) concerning any service provided by a business or its affiliate where
2077 either the business or its affiliate is doing business pursuant to (i) a
2078 franchise issued by a political subdivision of the state, or (ii) a license,
2079 franchise, certificate or other authorization issued by the Public Utilities
2080 Regulatory Authority, (B) concerning any service provided by a
2081 business or its affiliate where either the business or its affiliate is
2082 regulated by the Public Utilities Regulatory Authority, the Federal
2083 Communications Commission or the Federal Energy Regulatory
2084 Commission, (C) with any entity regulated by the Insurance

2085 Department or an affiliate of such entity, (D) with any bank, out-of-state
2086 bank, bank holding company, Connecticut credit union, federal credit
2087 union or out-of-state credit union, as said terms are defined in section
2088 36a-2, or any subsidiary thereof, or (E) concerning any global or national
2089 service largely or predominately consisting of audiovisual content;

2090 [(5)] (6) "Consumer good" means any article that is purchased, leased,
2091 exchanged or received primarily for personal, family or household
2092 purposes;

2093 [(6)] (7) "Consumer service" means any service that is purchased,
2094 leased, exchanged or received primarily for personal, family or
2095 household purposes; and

2096 [(7)] (8) "Continuous services provision" means any provision that is
2097 included in a consumer agreement under which a business that is a
2098 party to such agreement may continue to provide consumer services to
2099 a consumer who is a party to such agreement until the consumer takes
2100 action to prevent or terminate such business's provision of such
2101 consumer services under such agreement.

2102 (b) (1) No business shall enter into, or offer to enter into, a consumer
2103 agreement with a consumer if such agreement includes an automatic
2104 renewal provision or a continuous services provision, unless:

2105 (A) Such business establishes and maintains a toll-free telephone
2106 number, an electronic mail address or postal address, or the online
2107 means required under subsection (d) of this section, which the consumer
2108 may use to prevent automatic renewal or prevent or terminate
2109 continuous consumer services;

2110 (B) Where such consumer agreement contains an automatic renewal
2111 provision, such business clearly and conspicuously discloses to the
2112 consumer, [electronically, verbally, telephonically or in writing in the
2113 manner specified in subdivision (2) of this subsection and] before such
2114 automatic renewal, (i) that the business will automatically renew such
2115 agreement until such consumer takes action to prevent such automatic

2116 renewal, (ii) a description of the actions such consumer is required to
2117 take to prevent any automatic renewal of such agreement and, if
2118 disclosed electronically, a link or other electronic means such consumer
2119 may use to take such actions as described in subsection (d) of this
2120 section, (iii) all recurring charges that will be charged to the consumer's
2121 credit card, debit card or third-party payment account for any automatic
2122 renewal of such agreement and, if the amount of such charges is subject
2123 to change, the amount of such change if known by such business, (iv)
2124 the length of any automatic renewal term for such agreement unless the
2125 consumer selects the length of such term, (v) any additional provisions
2126 concerning such renewal term, (vi) any minimum purchase obligation,
2127 and (vii) contact information for such business;

2128 (C) Where such consumer agreement contains a continuous services
2129 provision, such business clearly and conspicuously discloses to the
2130 consumer, [electronically, verbally, telephonically or in writing in the
2131 manner specified in subdivision (2) of this subsection and] before such
2132 consumer enters into such agreement, (i) that the business will provide
2133 continuous consumer services under such agreement until such
2134 consumer takes action to prevent or terminate such continuous
2135 consumer services, (ii) a description of the actions such consumer is
2136 required to take to prevent or terminate such continuous consumer
2137 services, (iii) all recurring charges that will be charged to the consumer's
2138 credit card, debit card or third-party payment account for such
2139 continuous consumer services and, if the amount of such charges is
2140 subject to change, the amount of such change if known by such business,
2141 (iv) the duration of such continuous consumer services, (v) any
2142 additional provisions concerning such continuous consumer services,
2143 (vi) any minimum purchase obligation, and (vii) contact information for
2144 such business;

2145 (D) If such business intends to make any material change in the terms
2146 of such automatic renewal provision or continuous services provision,
2147 such business clearly and conspicuously discloses to the consumer,
2148 [electronically, verbally, telephonically or in writing in the manner
2149 specified in subdivision (2) of this subsection and] before such business

2150 makes such material change, the material change and a description of
2151 the actions such consumer is required to take to cancel such automatic
2152 renewal or terminate such continuous consumer services;

2153 (E) If such consumer agreement includes a free gift or trial period,
2154 such business clearly and conspicuously discloses to the consumer,
2155 [electronically, verbally, telephonically or in writing in the manner
2156 specified in subdivision (2) of this subsection] before such consumer
2157 enters into such agreement, (i) the price that such consumer will be
2158 charged following expiration of such period, and (ii) any manner in
2159 which the pricing for such agreement will change following expiration
2160 of such period; and

2161 (F) (i) Except as provided in subparagraph (F)(iii) of this subdivision,
2162 if such consumer agreement is offered electronically or telephonically
2163 and includes a free gift or trial period, or a discounted or promotional
2164 price period, such business clearly and conspicuously discloses to the
2165 consumer, [electronically or telephonically in the manner specified in
2166 subdivision (2) of this subsection and] not later than the time specified
2167 in subparagraph (F)(ii) of this subdivision, (I) that such business will
2168 automatically renew, or provide continuous consumer services under,
2169 such agreement until such consumer takes action to prevent such
2170 automatic renewal or prevent or terminate such continuous consumer
2171 services, (II) the duration of such automatic renewal term or continuous
2172 consumer services, (III) any additional provisions concerning such
2173 renewal term or continuous consumer services, (IV) a description of the
2174 actions such consumer is required to take to prevent such automatic
2175 renewal or prevent or terminate such continuous consumer services,
2176 and (V) if such agreement is offered electronically, a prominently
2177 displayed direct link or button, or an electronic mail message, required
2178 under subsection (d) of this section.

2179 (ii) Except as provided in subparagraph (F)(iii) of this subdivision, if
2180 such business is required to make a disclosure pursuant to
2181 subparagraph (F)(i) of this subdivision, such business [makes such
2182 disclosure] clearly and conspicuously discloses (I) where the free gift or

2183 trial period, or discounted or promotional price period, is at least thirty-
2184 two days in duration, at least twenty-one days after such period
2185 commences and not earlier than three days before such period expires,
2186 or (II) where the free gift or trial period, or discounted or promotional
2187 price period, is at least one year in duration, at least fifteen days but not
2188 more than forty-five days before such period expires.

2189 (iii) Such business shall not be required to make the disclosure
2190 required under subparagraph (F)(i) or (F)(ii) of this subdivision if such
2191 business has not collected, or does not maintain, the consumer's
2192 electronic mail address or telephone number, as applicable, and is
2193 unable to make such disclosure to such consumer by other electronic
2194 means. For the purposes of subparagraphs (E) and (F) of this
2195 subdivision, "free gift" does not include a free promotional item or gift
2196 that a business gives to a consumer if such item or gift differs from the
2197 consumer goods or consumer services that are the subject of the
2198 consumer agreement between the business and the consumer.

2199 (2) Each business that is required to make any disclosure under
2200 subdivision (1) of this subsection shall:

2201 (A) If the consumer agreement is offered, or entered into,
2202 electronically or in writing, make such disclosure (i) [in a manner that
2203 may be retained by the consumer, and (ii) in text that is (I) larger than
2204 the size of any surrounding text, or (II) the same size as the surrounding
2205 text but in a typeface, font or color that contrasts with such surrounding
2206 text or is set off from such surrounding text by symbols or other marks
2207 that draw the consumer's attention to such disclosure] clearly and
2208 conspicuously, and (ii) electronically or in writing; or

2209 (B) If the consumer agreement is offered, or entered into, verbally or
2210 telephonically, make such disclosure [in a volume and cadence that is
2211 readily audible to, and understandable by, the consumer] (i) clearly and
2212 conspicuously, and (ii) verbally or telephonically.

2213 (c) No business that enters into, or offers to enter into, a consumer
2214 agreement that includes an automatic renewal provision or a

2215 continuous services provision shall charge the consumer's credit card,
2216 debit card or third-party payment account for any automatic renewal or
2217 continuous consumer services, regardless of whether such renewal or
2218 continuous consumer services are offered or provided at a promotional
2219 or discounted price, unless such business has obtained such consumer's
2220 affirmative consent to such renewal or continuous consumer services.
2221 In considering whether a business has obtained affirmative consent in
2222 accordance with the provisions of this subsection, a state agency or court
2223 of competent jurisdiction shall consider, without limitation, whether the
2224 business has produced a record of such affirmative consent obtained in
2225 accordance with the provisions of sections 52-570d and 53a-189.

2226 (d) (1) Each business that enters into a consumer agreement online
2227 shall, if such agreement includes an automatic renewal provision or
2228 continuous services provision, allow the consumer to take any action
2229 necessary to prevent such automatic renewal or prevent or terminate
2230 such continuous consumer services online and without requiring such
2231 consumer to take any offline action to prevent such automatic renewal
2232 or prevent or terminate such continuous consumer services. No
2233 business that is subject to the provisions of this subdivision shall take
2234 any action to obstruct or delay a consumer's efforts to prevent automatic
2235 renewal of, or prevent or terminate provision of continuous consumer
2236 services under, a consumer agreement pursuant to this subdivision.
2237 Each business that is subject to the provisions of this subdivision shall
2238 enable a consumer to prevent automatic renewal of, or prevent or
2239 terminate provision of continuous consumer services under, a consumer
2240 agreement pursuant to this subdivision by way of:

2241 (A) A prominently displayed direct link or button, which may be
2242 located within the consumer's (i) account or profile, or (ii) device or user
2243 settings; or

2244 (B) An electronic mail message from the business to the consumer,
2245 which is immediately accessible by the consumer and to which the
2246 consumer may reply without obtaining any additional information.

2247 (2) Notwithstanding subdivision (1) of this subsection, a business

2248 may require a consumer who maintains an account with the business to
2249 enter the consumer's account information, or otherwise authenticate
2250 such consumer's identity, online before such consumer may take any
2251 action to prevent automatic renewal of, or prevent or terminate
2252 provision of continuous consumer services under, a consumer
2253 agreement pursuant to subdivision (1) of this subsection. No consumer
2254 who is unwilling or unable to enter the consumer's account information,
2255 or otherwise authenticate such consumer's identity, online under this
2256 subdivision shall be precluded from authenticating such consumer's
2257 identity, or taking action to prevent such automatic renewal or prevent
2258 or terminate provision of continuous consumer services, offline by any
2259 other method set forth in subparagraph (A) of subdivision (1) of
2260 subsection (b) of this section.

2261 (e) Nothing in this section shall be construed to create a private right
2262 of action.

2263 Sec. 41. (NEW) (*Effective July 1, 2025*) (a) As used in this section,
2264 "motor vehicle" has the same meaning as provided in section 42-179 of
2265 the general statutes, as amended by this act.

2266 (b) Unless otherwise prohibited by law, each person, firm or
2267 corporation licensed under section 14-52 of the general statutes and
2268 engaged in the sale or lease of any motor vehicle shall clearly and
2269 conspicuously disclose, on a side window of such motor vehicle, in a
2270 size, typeface and form prescribed by the Commissioner of Motor
2271 Vehicles, and in each written advertisement for sale or lease of such
2272 motor vehicle where the price for such motor vehicle is displayed, each
2273 fee, charge or cost that (1) a person is required to pay in order to
2274 purchase, lease or otherwise receive such motor vehicle, and (2) is
2275 associated with any add-on or service, including, but not limited to, (A)
2276 any maintenance or service contract with the licensee, (B) any vehicle
2277 identification number etching or marking as set forth in section 14-99h
2278 of the general statutes, or (C) any door guard, mud flap, window visor
2279 or floor mat.

2280 (c) If any fee, charge or cost associated with any add-on or service

2281 described in subsection (b) of this section is not required by law, the
2282 licensee shall clearly and conspicuously disclose such fee, charge or cost
2283 (1) (A) on the retail lease order for the motor vehicle pursuant to
2284 subdivision (2) of section 42 of this act, or (B) on the retail purchase order
2285 for the motor vehicle pursuant to subparagraph (B) of subdivision (2) of
2286 subsection (a) of section 14-62 of the general statutes, as amended by this
2287 act, and (2) on a side window of such motor vehicle in a size, typeface
2288 and form prescribed by the Commissioner of Motor Vehicles.

2289 (d) Notwithstanding the provisions of subsections (b) and (c) of this
2290 section, no person, firm or corporation who is licensed under section 14-
2291 52 of the general statutes and engaged in the sale or lease of any motor
2292 vehicle shall be required to make the disclosures required under said
2293 subsections on a side window of such motor vehicle if such licensee does
2294 not have possession of such motor vehicle in this state at the time such
2295 motor vehicle is sold or leased.

2296 Sec. 42. (NEW) (*Effective July 1, 2025*) Each lease of a motor vehicle, as
2297 defined in section 42-179 of the general statutes, as amended by this act,
2298 shall be evidenced by an order that is properly signed by both the lessee
2299 and lessor, a copy of which shall be furnished to the lessee when
2300 executed, and prominently displays (1) in a size, typeface and form
2301 approved by the Commissioner of Motor Vehicles, (A) a list disclosing
2302 each fee, charge or cost associated with any optional add-on or optional
2303 service that the lessee has agreed to purchase from the lessor, and (B) a
2304 clear and conspicuous disclosure that each fee, charge or cost listed
2305 pursuant to subparagraph (A) of this subdivision is optional and not
2306 required by law, and (2) each fee, charge or cost required under
2307 subsection (c) of section 41 of this act in accordance with the provisions
2308 of said subsection.

2309 Sec. 43. Subsection (a) of section 14-62 of the general statutes is
2310 repealed and the following is substituted in lieu thereof (*Effective July 1,*
2311 *2025*):

2312 (a) (1) Each sale shall be evidenced by an order properly signed by
2313 both the buyer and seller, a copy of which shall be furnished to the buyer

2314 when executed, and an invoice upon delivery of the motor vehicle, both
2315 of which shall contain the following information: [(1)] (A) Make of
2316 vehicle; [(2)] (B) year of model, whether sold as new or used, and on
2317 invoice the identification number; [(3)] (C) deposit, and [(A)] (i) if the
2318 deposit is not refundable, the words "No Refund of Deposit" shall
2319 appear at this point, [and (B)] (ii) if the deposit is conditionally
2320 refundable, the words "Conditional Refund of Deposit" shall appear at
2321 this point, followed by a statement giving the conditions for refund, and
2322 [(C)] (iii) if the deposit is unconditionally refundable, the words
2323 "Unconditional Refund" shall appear at this point; [(4)] (D) cash selling
2324 price; [(5)] (E) finance charges, and [(A)] (i) if these charges do not
2325 include insurance, the words "No Insurance" shall appear at this point,
2326 and [(B)] (ii) if these charges include insurance, a statement shall appear
2327 at this point giving the exact type of coverage; [(6)] (F) allowance on
2328 motor vehicle traded in, if any, and description of the same; [(7)] (G)
2329 stamped or printed in a size equal to at least ten-point bold type on the
2330 face of both order and invoice one of the following forms: [(A)] (i) "This
2331 motor vehicle not guaranteed", or [(B)] (ii) "This motor vehicle is
2332 guaranteed", followed by a statement as to the terms of such guarantee,
2333 which terms shall include the duration of the guarantee or the number
2334 of miles the guarantee shall remain in effect. Such statement shall not
2335 apply to household furnishings of any trailer; [(8)] (H) if the motor
2336 vehicle is new but has been subject to use by the seller or use in
2337 connection with his business as a dealer, the word "demonstrator" shall
2338 be clearly displayed on the face of both order and invoice; [(9)] (I) any
2339 dealer conveyance fee or processing fee and a statement that such fee is
2340 not payable to the state of Connecticut printed in at least ten-point bold
2341 type on the face of both order and invoice; and [(10)] (J) the dealer's legal
2342 name, address and license number. For the purposes of this subdivision,
2343 "dealer conveyance fee" or "processing fee" means a fee charged by a
2344 dealer to recover reasonable costs for processing all documentation and
2345 performing services related to the closing of a sale, including, but not
2346 limited to, the registration and transfer of ownership of the motor
2347 vehicle which is the subject of the sale.

2348 (2) Each order required under subdivision (1) of this subsection

2349 evidencing a sale of a motor vehicle shall (A) contain a separate section,
 2350 prominently displayed in a size, typeface and form approved by the
 2351 Commissioner of Motor Vehicles, (i) listing each fee, charge or cost
 2352 associated with any optional add-on or optional service, and (ii) clearly
 2353 and conspicuously disclosing that each such fee, charge or cost is
 2354 optional and not required by law, and (B) display each fee, charge or
 2355 cost as required under subsection (c) of section 41 of this act in
 2356 accordance with the provisions of subsection (c) of section 41 of this act.

2357 Sec. 44. Sections 20-341s to 20-341bb, inclusive, of the general statutes
 2358 are repealed. (*Effective October 1, 2025*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	20-289
Sec. 2	<i>from passage</i>	20-290
Sec. 3	<i>from passage</i>	20-292
Sec. 4	<i>from passage</i>	20-298
Sec. 5	<i>July 1, 2025</i>	20-314(c)
Sec. 6	<i>from passage</i>	20-324e
Sec. 7	<i>from passage</i>	20-333(b)
Sec. 8	<i>October 1, 2025</i>	20-341
Sec. 9	<i>July 1, 2025</i>	20-341gg(b)
Sec. 10	<i>from passage</i>	20-417a
Sec. 11	<i>from passage</i>	20-417i(d) to (n)
Sec. 12	<i>from passage</i>	20-450
Sec. 13	<i>from passage</i>	20-452
Sec. 14	<i>October 1, 2025</i>	20-457
Sec. 15	<i>from passage</i>	21-35b
Sec. 16	<i>from passage</i>	21-35c
Sec. 17	<i>from passage</i>	21-35d
Sec. 18	<i>from passage</i>	21-35e
Sec. 19	<i>from passage</i>	21-35f
Sec. 20	<i>July 1, 2025</i>	21-82(a) to (h)
Sec. 21	<i>July 1, 2025</i>	21-83c
Sec. 22	<i>July 1, 2025</i>	47a-14h(a)
Sec. 23	<i>from passage</i>	21a-9(c)
Sec. 24	<i>from passage</i>	21a-11(a)
Sec. 25	<i>from passage</i>	21a-38(a) and (b)

Sec. 26	<i>from passage</i>	21a-54
Sec. 27	<i>October 1, 2025</i>	21a-118(b)
Sec. 28	<i>from passage</i>	21a-152(c) and (d)
Sec. 29	<i>October 1, 2025</i>	21a-217
Sec. 30	<i>October 1, 2025</i>	21a-218(a)
Sec. 31	<i>October 1, 2025</i>	21a-223(a) and (b)
Sec. 32	<i>October 1, 2025</i>	21a-226(g) and (h)
Sec. 33	<i>October 1, 2025</i>	21a-430(a)
Sec. 34	<i>from passage</i>	21a-434
Sec. 35	<i>July 1, 2025</i>	42-134a
Sec. 36	<i>July 1, 2025</i>	36a-671b(a)
Sec. 37	<i>July 1, 2025</i>	42-481(4)
Sec. 38	<i>July 1, 2025</i>	42-135a
Sec. 39	<i>July 1, 2025</i>	42-179(g)
Sec. 40	<i>October 1, 2025</i>	42-158ff
Sec. 41	<i>July 1, 2025</i>	New section
Sec. 42	<i>July 1, 2025</i>	New section
Sec. 43	<i>July 1, 2025</i>	14-62(a)
Sec. 44	<i>October 1, 2025</i>	Repealer section

JUD *Joint Favorable Subst.*

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 \$
Resources of the General Fund	GF - Revenue Impact	See Below	See Below
Consumer Protection, Dept.	Real Estate Guaranty Fund, New Home Construction Guaranty Fund, Health Club Guaranty Fund, Consumer Protection Enforcement Account - Revenue Impact	See Below	See Below

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill makes various changes to consumer protection statutes resulting in the impacts described below.

Section 3 establishes a civil penalty of up to \$1,000 for a person who is a licensed architect in the state that fails to comply with continuing education requirements resulting in a potential revenue gain to the state to the extent that violations occur. In FY 24, there were over 4,700 architect license applications and renewals.

Section 6 expands the number of circumstances where a person can

apply to the real estate guaranty fund¹ for compensation resulting in a potential cost to the fund.

Section 6 also sets the interest rate to 10%² for licensees who must repay the fund for a claim that was paid out, resulting in a potential revenue gain to the fund to the extent payments are made from the fund. In FY 24 there was one restitution claim paid for almost \$5,000.

Section 8 allows the Department of Consumer Protection (DCP) to issue a fine of up to \$500 per day for a person who does not comply with a stop work order resulting in a potential revenue gain to the consumer protection enforcement account to the extent violations occur.

Section 11 increases the maximum payment per claim from the new home construction guaranty fund³ from \$30,000 to \$50,000 and consumers are allowed to make claims against the fund if a judgement is awarded against a proprietor resulting in a potential cost to the fund depending on the number and size of future claims.

Section 11 also holds new home construction contractors and proprietors liable for the resulting debt to the fund resulting in a potential revenue gain to the fund to the extent violations occur and contractors and proprietors repay the Fund. In FY 24 there were four restitution claims paid for over \$100,000.

Section 13 exempts certain people from registration as a community association manager resulting in a potential revenue loss to the General Fund to the extent this results in fewer registrations. In FY 24 there were over 320 applications and renewals for a community association manager. The application fee for this registration is \$160 and the

¹The Real Estate Guaranty Fund is administered by the Department of Consumer Protection and can reimburse consumers who suffer financial losses in certain real estate transactions. A claimant is eligible for a payment of up to \$25,000 from the fund.

²Current law requires the Real Estate Commission to determine an interest rate that reflects market rates which have historically been under 10%.

³The New Home Construction Guaranty Fund can reimburse consumers who are unable to collect for losses resulting from work performed by a registered new home builder. Homeowners may be eligible to receive up to \$30,000 from the fund if certain criteria are met.

renewal fee is \$200.

Section 27 increases the fee DCP charges when reinspecting a food factory, food warehouse, or food establishment from \$40 to \$175 resulting in a potential revenue gain to the state to the extent reinspection's occur.

Section 28 allows DCP to issue a civil penalty against a bakery, food manufacturing establishment, or food warehouse licensee for violations resulting in a potential revenue gain to the state to the extent violations occur. In FY 24 there were over 3,500 applications and renewals for these licenses.

Section 31 allows DCP to issue a civil penalty of up to \$1,000 per violation against a health club resulting in a potential revenue gain to the state to the extent violations occur. In FY 24 there were over 250 applications and renewals for health club licenses in the state.

Section 32 increases the maximum payment per claim from the health club guaranty fund⁴ from \$75,000 to \$125,000 resulting in a potential cost to the fund depending on the number and size of future claims.

Section 32 also holds health clubs liable for the resulting debt to the fund with an interest rate of ten percent per year resulting in a potential revenue gain to the fund to the extent violations occur and health clubs repay the Fund. In FY 24 there were 65 restitution claims paid for over \$40,000.

Section 39 allows DCP to impose a fine of up to \$10,000 for certain vehicle lemon law violations resulting in a potential revenue gain to the state to the extent violations occur.

⁴This fund is administered by the Department of Consumer Protection to protect consumers who have a health club contract with a club that subsequently closes down or moves. If a health club is no longer operating at the location where the consumer entered into the contract, the consumer may have a claim against the health club and may apply to the Guaranty Fund.

The bill also makes various changes to consumer protection statutes that result in no fiscal impact to the state or municipalities.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of violations, claims paid from guaranty funds, and inflation.

OLR Bill Analysis**sSB 1357****AN ACT CONCERNING THE DEPARTMENT OF CONSUMER PROTECTION'S RECOMMENDATIONS REGARDING VARIOUS STATUTES CONCERNING CONSUMER PROTECTION.**

TABLE OF CONTENTS:

[§§ 1-4 — ARCHITECTS](#)

Prohibits the use of certain architecture-related terms by non-architects; requires those who may perform certain architecture functions without a license to indicate they are not architects on certain documents; adjusts continuing education requirements for architects and allows a civil fine

[§ 5 — REAL ESTATE LICENSEES](#)

Codifies current practice requiring an examination within two years of applying for licensure unless given a hardship extension

[§ 6 — REAL ESTATE GUARANTY FUND](#)

Makes changes regarding applicants to, and procedures of, the Real Estate Guaranty Fund

[§§ 7 & 8 — LICENSEES FOR CERTAIN WORK AND STOP WORK ORDERS](#)

Allows certain qualified individuals to take an exam without completing an apprenticeship program and allows DCP to issue stop work orders against certain licensees

[§ 9 — MAJOR CONTRACTORS](#)

Specifies that no additional proof is required beyond prequalification to qualify for the major contractor registration

[§§ 10 & 11 — NEW HOME CONSTRUCTION GUARANTY FUND](#)

Expands when someone may recover from the fund and increases the maximum award

[§§ 12-14 — COMMUNITY ASSOCIATION MANAGERS](#)

Limits which licensees do not need to register as community association managers and requires managers to make certain disclosures

§§ 15-19 — CLOSING-OUT SALES

Changes various requirements for licensing and conducting closing-out sales

§§ 20-22 — MOBILE MANUFACTURED HOME PARKS

Requires mobile manufactured home park owners to maintain septic systems and related items in good working order

§ 23 — TECHNICAL CHANGE

Makes technical and conforming changes

§ 24 — DCP INVESTIGATIVE POWERS

Allows DCP to (1) inspect and document with audio or visual means when inspecting a premises for a suspected violation of a DCP-related law; and (2) be provided copies of certain documents upon request

§ 25 — VENDING MACHINE OPERATORS

Makes minor changes to DCP procedures

§ 26 — FROZEN DESSERT MANUFACTURER

Replaces various notice and hearing procedures for frozen dessert manufacturers with UAPA procedures

§ 27 — FOOD FACTORY, WAREHOUSE, OR ESTABLISHMENT REINSPECTION FEE

Changes DCP's reinspection fee from \$40 an hour to \$150 and adds a fee for a first reinspection

§ 28 — BAKERIES, FOOD MANUFACTURING ESTABLISHMENTS, AND FOOD WAREHOUSES

Allows DCP to place conditions on the license of a bakery, food manufacturing establishment, or food warehouse and modifies the conditions for transporting certain food items

§§ 29-32 — HEALTH CLUB CONTRACTS

Adds to provisions on cancellation and voiding health club contracts; requires a notice about the Health Club Guaranty Fund; allows DCP to place conditions and impose a civil penalty on a licensee; increases the maximum award from the fund; makes other changes regarding the fund

§ 33 — DONATION BINS

Requires written notice from a public property owner in order to place a donation bin on the property

§ 34 — DEVICES THAT CONVERT CASH INTO PREPAID CARDS

Establishes conditions for using a device to convert cash into prepaid cards as a means to comply with the law's requirement to accept cash as payment in retail sales

§§ 35-38 — HOME SOLICITATIONS

Makes minor changes to home solicitation sale cancellation provisions and disclosures, including increasing the required font size and adding a disclosure for electronic deliveries

§ 39 — NEW MOTOR VEHICLE LEMON LAW

Requires manufacturers to submit evidence of a required change to motor vehicle titles under the Lemon Law to DCP and allows DCP to impose fines for failing to do so

§ 40 — AUTOMATIC RENEWAL AND CONTINUOUS SERVICE

Adds a provision regarding consideration of whether records of consent to renewal or continuous service comply with certain laws

§§ 41-43 — MOTOR VEHICLE SALE OR LEASE FEES, CHARGES, AND COSTS

Requires disclosure of fees, charges, and costs in motor vehicle sales and leases

§ 44 — MECHANICAL CONTRACTOR ORGANIZATIONS

Eliminates mechanical contractor organization provisions

BACKGROUND

EFFECTIVE DATE: Upon passage unless noted below.

§§ 1-4 — ARCHITECTS

Prohibits the use of certain architecture-related terms by non-architects; requires those who may perform certain architecture functions without a license to indicate they are not architects on certain documents; adjusts continuing education requirements for architects and allows a civil fine

Terms Indicating Practice of Architecture

The law only allows licensed architects to use the title "architect" or various words or items that indicate the person practices architecture. The bill specifies that the use of the terms "architectural design," "architectural services," and "architectural drawings" are prohibited

unless used by a licensed architect.

The law allows certain people to perform certain architecture-related activities without an architect license. The bill subjects these individuals to the same restrictions described above and requires them to clearly and conspicuously include on all contracts, advertisements, promotional materials, plans, and specifications the statement “NOT A LICENSED ARCHITECT,” unless the individual is. This applies to the following individuals:

1. licensed professional engineers practicing engineering and incidental architectural work they are qualified to do;
2. a person constructing or altering a (a) residential building to provide dwelling space for up to two families, (b) private garage or accessory building for use with a residential building, or (c) farm building or agricultural structure;
3. a person who prepares details or shop drawings for work he or she is executing as long as any building is designed according to architecture requirements;
4. supervised employees of architects;
5. builders or their superintendents who are superintending construction or structural alteration of buildings or structures;
6. officers and employees of a public utility corporation that is under the Public Utilities Regulatory Authority’s jurisdiction;
7. federal officers or employees practicing architecture for the federal government; and
8. someone who makes plans and specifications or supervises the erection or alteration of certain buildings with less than 5,000 square feet of total area.

By law, violating these provisions is punishable by up to one year in prison, a fine of up to \$500, or both (CGS § 20-297).

Continuing Education

By law, to renew their license architects must complete 12 hours of continuing professional education during a 12-month period that begins three calendar months before their annual license expires. The bill:

1. delays this continuing education requirement until after a licensed architect's first license renewal;
2. specifies that a registered architect emeritus (someone at least age 65 who has been a Connecticut-licensed architect for at least 10 years and is not practicing architecture) is not required to complete continuing education; and
3. allows the Architectural Licensing Board in a written decision to excuse a licensed architect from the continuing education requirement due to health, military service, or other individual hardship if the licensee otherwise meets the license renewal requirements (the bill makes this decision final and not appealable to the Department of Consumer Protection (DCP)).

The law applies different penalties to license renewers who do not comply with the continuing education requirements on time, based on how long it takes them to do so. Currently, failing to comply for more than 26 weeks after the 12-month period can result in license suspension, revocation, or renewal denial. The bill also allows a civil penalty of up to \$1,000.

§ 5 — REAL ESTATE LICENSEES

Codifies current practice requiring an examination within two years of applying for licensure unless given a hardship extension

By law, applicants for a real estate broker's or salesperson's license must pass an examination prepared by DCP or a DCP-designated national testing service. The bill codifies current practice by requiring applicants to submit evidence that they successfully completed the exam within two years of filing a license application, unless the Real Estate Commission grants the applicant a hardship extension.

EFFECTIVE DATE: July 1, 2025

§ 6 — REAL ESTATE GUARANTY FUND

Makes changes regarding applicants to, and procedures of, the Real Estate Guaranty Fund

By law, the Real Estate Commission can compensate claimants up to \$25,000 from the Real Estate Guaranty Fund for harm caused by certain bad acts by real estate licensees or their unlicensed employees. The bill eliminates provisions (1) requiring someone who starts an action that might result in a payment from the fund to give written notice of the action to the commission or DCP; (2) making the notice toll the time to apply for payment from the fund; and (3) allowing the commission or DCP to appear, intervene in, or defend in the action and waive the required notice for good cause.

The bill extends the circumstances when someone can apply to the fund. Currently, a person must have a court judgment against a licensee or a licensee's employee and seek a payment from the fund for any unpaid amount. The bill also allows a person to apply based on a binding arbitration decision or court order or decree. The bill requires an application for payment to DCP and requires DCP, instead of the commission, to perform all of the functions related to determining whether to make a payment from the fund. The bill also eliminates the application hearing requirement.

By law, the person who was the subject of a claim for payment from the fund cannot receive a new license until repaying the amount paid by the fund for the claim plus interest. The bill sets the interest charge at 10% instead of requiring the commission to set an interest rate reflecting market rates.

The bill also makes technical changes.

§§ 7 & 8 — LICENSEES FOR CERTAIN WORK AND STOP WORK ORDERS

Allows certain qualified individuals to take an exam without completing an apprenticeship program and allows DCP to issue stop work orders against certain licensees

Currently, DCP must let someone who did not participate in an

apprenticeship program take the exam for a license issued by certain boards if the applicant has demonstrated to the labor commissioner military training that is equivalent to an apprentice program. The bill additionally lets someone take an exam without completing an apprenticeship program if he or she demonstrates to DCP, in consultation with the appropriate board for the license applied for, equivalent experience and training.

These provisions apply to licenses issued by the examining boards for electrical work; plumbing and piping work; heating, piping, cooling, and sheet metal work; elevator installation, repair, and maintenance work; fire protection sprinkler systems work; and automotive glass work and flat glass work.

The bill specifies that an examination can be given by someone authorized by DCP.

It also codifies current practice requiring applicants to submit evidence that he or she successfully completed the exam within two years of filing a license application, unless the appropriate board grants the applicant a hardship extension.

The bill also makes technical changes.

Violations and Stop Work Orders

The bill allows DCP to issue a notice of violation after an inspection for:

1. offering or doing work that requires one of the credentials described above without having it;
2. failing to comply with hiring ratios for apprentices, journeypersons, and contractors;
3. failing to get an apprentice registration certificate as required by law; or
4. failing to get a permit as required by law.

If DCP finds that a person has not corrected the violations listed in a notice, DCP may issue a stop work order requiring the person to stop practicing the licensed trade or occupation at the location identified in the notice. The order takes effect when served either directly to the person or by U.S. mail with delivery tracking, by email with tracking and delivery confirmation, or by posting a notice in a conspicuous location at the place that is the subject of the order. The order stays in effect until (1) the person complies with the requirements set out in the notice and (2) DCP issues an order releasing the order after a hearing or decision.

DCP may fine someone who does not comply with a stop work order up to \$500 per violation per day. The fine is imposed when written notice is given to the person and is due within 15 days of receiving notice. Money from fines is deposited in the consumer protection enforcement account (which funds DCP's enforcement of licensing and registration laws).

A licensee who receives a notice can request in writing an administrative hearing to contest a stop work order and fine within 15 days of receiving the stop work order notice. A request for a hearing does not toll the stop work order or fine unless the commissioner orders it. The hearing must be held following the Uniform Administrative Procedure Act (UAPA).

Similarly, an unlicensed person may petition DCP within 15 days of receiving an order and the petition does not toll the order or fine unless ordered by the commissioner. But the petition must ask the commissioner to lift the order because of:

1. an error of fact or law;
2. newly discovered evidence that materially affects the basis for the order, if there are good reasons that it was not given to DCP when the person received the notice of violation; or
3. other good cause.

The bill deems DCP's decision or failure to issue a decision within 15 days of receiving a petition from an unlicensed person a final decision that can be appealed to court.

The bill allows DCP to apply to court for, and the attorney general to pursue, a temporary restraining order, temporary injunction, or permanent injunction to comply with the stop work order and other relief until the person obeys the stop work order. The bill makes violating the court's order contempt of court.

EFFECTIVE DATE: Upon passage, except the stop work order provisions are effective October 1, 2025.

§ 9 — MAJOR CONTRACTORS

Specifies that no additional proof is required beyond prequalification to qualify for the major contractor registration

Currently, DCP must issue a major contractor registration to someone who is prequalified by the Department of Administrative Services to act as a contractor or subcontractor on public works projects. The bill specifies that no additional proof, beyond demonstrating prequalification, is required to qualify for the major contractor registration.

EFFECTIVE DATE: July 1, 2025

§§ 10 & 11 — NEW HOME CONSTRUCTION GUARANTY FUND

Expands when someone may recover from the fund and increases the maximum award

The bill allows a consumer to recover from the New Home Construction Guaranty Fund unpaid amounts under a binding arbitration decision, or court judgment, order, or decree against a proprietor, in addition to recovering from a new home construction contractor as currently allowed.

Under the bill, a proprietor is someone who has (1) an ownership interest in an entity that holds or held a new home construction contractor certificate of registration and (2) been found by a court to have violated the licensing laws for new home construction contractors

because of the conduct of an entity that holds a certificate or has held one within two years from when it entered a contract with an owner harmed by the individual's or entity's actions.

The bill also increases, from \$30,000 to \$50,000, the maximum award payable from the fund. The bill makes conforming changes to make the fund process applicable to claims involving proprietors. Beginning upon passage, the bill extends the provision allowing a consumer to apply for payment from the fund based on certain restitution orders against a contractor to the same circumstances and restitution orders involving proprietors.

The bill specifies that when DCP orders payment from the fund, the contractor and proprietor are liable for the debt to the fund.

The bill makes other technical and conforming changes to apply fund procedures to proprietors.

§§ 12-14 — COMMUNITY ASSOCIATION MANAGERS

Limits which licensees do not need to register as community association managers and requires managers to make certain disclosures

Registration

The bill limits which occupational licensees providing their services to an association are not required to register as a community association manager. Currently, anyone licensed under statute or court rules who provides services to an association under a license for pay is not considered to be providing association management services that require registration. The bill limits this registration exemption to licensed attorneys, certified public accountants, and insurance producers who provide services to an association for a fee. The bill specifies that a person providing administrative support services to a community association manager is not required to register as a community association manager.

Disclosures

The bill requires a community association manager who contracts with an association to provide association management services to

disclose to the association in clear, conspicuous writing:

1. whether the manager has an ownership or managerial interest in an entity that solicits business from the association or manager and
2. if the manager is required to provide construction oversight or project coordination services not within the scope of the services the manager provides under the contract, how much the manager will charge for them.

As with other violations by community association managers, violating this provision is a Connecticut Unfair Trade Practices Act (CUTPA) violation.

The bill also makes minor, technical, and conforming changes.

EFFECTIVE DATE: Upon passage, except the disclosure provisions are effective October 1, 2025.

§§ 15-19 — CLOSING-OUT SALES

Changes various requirements for licensing and conducting closing-out sales

The bill eliminates requirements that (1) the person conducting a closing-out sale deposit with DCP the greater of \$500 or 1% of the wholesale cost of the inventory on hand in the place where the sale will be held, up to \$5,000, and (2) DCP use the deposit to pay certain claims and fines or penalties related to the sale and return remaining funds to the licensee or the person designated by the licensee.

The bill eliminates requirements for filing closing-out sale license application documents under oath and that the application include the reasons for and character of the sale, an inventory of and information about the items on hand where the sale will be held, and the names and residences of owners or partners related to the sale. The bill requires the application to be done in a form and way set by DCP and include an attestation that the applicant is not delinquent on state or local taxes.

The bill eliminates related provisions that a sale cannot include any

items other than those in the inventory and that an extension of the time period permitted for a sale must include a revised inventory.

If the applicant uses a promoter for the sale, the bill no longer requires submitting a copy of the applicant's agreement with the promoter, but instead requires including the promoter's name and license number in the application.

The bill eliminates a requirement that a licensee file a monthly report with DCP on items sold or disposed of as part of the sale.

It also eliminates a requirement to return a license to DCP, and a related process for dealing with a lost or destroyed license that cannot be returned to DCP when it expires.

By law, a person with a state license must also apply for a municipal closing-out sale license. The bill eliminates a requirement that town clerks, when all local license fees are paid, record the state license.

The bill also makes technical changes.

§§ 20-22 — MOBILE MANUFACTURED HOME PARKS

Requires mobile manufactured home park owners to maintain septic systems and related items in good working order

The law imposes certain requirements on a mobile manufactured home park owner related to the park's tenants, such as complying with relevant codes and laws; exterminating pests; and maintaining common areas, any utilities provided, and water and sewer lines. The bill additionally requires the owner to maintain septic systems, leaching fields, and septic lines and connections in good working order and to make necessary arrangements for temporary septic service if there is an emergency.

As with certain other owner obligations, the bill provides that a (1) rental agreement cannot permit receipt of rent for any period when the park owner fails to comply with the bill's requirements related to septic systems and it materially affects the health and safety of residents or materially affects habitability and (2) tenant can file a lawsuit based on

the owner's failure to perform his or her legal duties.

The bill also makes technical and conforming changes.

EFFECTIVE DATE: July 1, 2025

§ 23 — TECHNICAL CHANGE

Makes technical and conforming changes

The bill makes technical and conforming changes regarding the powers of DCP and boards and commissions.

§ 24 — DCP INVESTIGATIVE POWERS

Allows DCP to (1) inspect and document with audio or visual means when inspecting a premises for a suspected violation of a DCP-related law; and (2) be provided copies of certain documents upon request

The law gives DCP authority to access premises, except for homes and apartments that do not have any boarders, at reasonable times in order to investigate a suspected violation of a DCP-related law. The bill specifies that this includes authority for DCP to (1) inspect and document by audio or visual means and (2) on request, be given copies of accounts, records, signs, and other documents related to a suspected violation unless prohibited by other law.

§ 25 — VENDING MACHINE OPERATORS

Makes minor changes to DCP procedures

The bill makes minor changes by replacing various notice and hearing procedures related to vending machine operator licensees with those under the UAPA.

By law, a DCP order on preparation or transportation of food or beverages for vending machine use is rescinded when the conditions in the order are corrected. The bill specifies that DCP determines whether that occurred.

§ 26 — FROZEN DESSERT MANUFACTURER

Replaces various notice and hearing procedures for frozen dessert manufacturers with UAPA procedures

The bill makes minor changes by replacing various notice and

hearing procedures related to frozen dessert manufacturer licensees with those under the UAPA.

§ 27 — FOOD FACTORY, WAREHOUSE, OR ESTABLISHMENT REINSPECTION FEE

Changes DCP's reinspection fee from \$40 an hour to \$150 and adds a fee for a first reinspection

The bill changes the fee DCP charges when it reinspects a food factory, warehouse, or establishment previously found to have violated the laws related to food, drugs, and cosmetics. It changes the reinspection fee to \$150 instead of (1) \$40 per hour or (2) free for a first reinspection that results in a determination of compliance.

EFFECTIVE DATE: October 1, 2025

§ 28 — BAKERIES, FOOD MANUFACTURING ESTABLISHMENTS, AND FOOD WAREHOUSES

Allows DCP to place conditions on the license of a bakery, food manufacturing establishment, or food warehouse and modifies the conditions for transporting certain food items

The bill allows DCP to put conditions on the license of a bakery, food manufacturing establishment, or food warehouse for violating the laws governing them, in addition to the actions already permitted by law.

The bill also makes minor changes by replacing various procedures related to licensees with those under the UAPA.

Current law requires vehicles used to transport bakery, food manufacturing establishment, or food warehouse products to be sanitary and have the relevant name and address printed on both sides of the vehicle. The bill instead requires compliance with the sanitary transportation requirements of the regulation adopted under the federal Food Safety Modernization Act for any vehicle used in transporting food for human consumption, including those listed in current law.

It requires compartments containing any food for human consumption to be enclosed as required by DCP, not just unwrapped bakery, food manufacturing establishment, or food warehouse

products.

§§ 29-32 — HEALTH CLUB CONTRACTS

Adds to provisions on cancellation and voiding health club contracts; requires a notice about the Health Club Guaranty Fund; allows DCP to place conditions and impose a civil penalty on a licensee; increases the maximum award from the fund; makes other changes regarding the fund

Written Statement of Cancellation

The law allows someone to cancel a health club contract in writing within three business days. The bill requires a health club or its agent, within seven days of receiving the person's cancellation notice, to give them a written statement (1) confirming the cancellation and (2) stating when it is effective.

Contract Provisions

The law requires health club contracts to include certain provisions addressing situations when a buyer moves, dies, or becomes disabled or the health club closes. The bill additionally requires a health club contract to include a provision giving the buyer the option to void the contract prospectively if the (1) health club no longer offers facilities or amenities substantially similar to those offered when the contract was initially entered into or (2) services under the contract are no longer available or are substantially unavailable because club operations have permanently discontinued or there is a substantial change in operations at the location the buyer primarily uses (the location the buyer designated in the contract as the buyer's preferred location or, if none, the one the buyer most frequented in the prior calendar year).

Contract Statement About Guaranty Fund

The bill adds the following notice about the Connecticut Health Club Guaranty Fund to the required statement about the right to cancel that must be prominently placed at the top of a contract.

“NOTICE OF GUARANTY FUND

The Connecticut Health Club Guaranty Fund is administered by the Department of Consumer Protection to protect consumers who have a

health club contract with a club that closes down or moves. If a health club is no longer operating at the location where you entered into the contract, you may be eligible for reimbursement through the fund. For further information, and to apply to the fund, please visit (insert Department of Consumer Protection's Internet web site address) or contact the department by phone at (insert Department of Consumer Protection's main telephone number)."

Actions on License

Currently, DCP can refuse to grant or renew, suspend, or revoke health club licenses due to violations of the laws and regulations governing them or conduct likely to mislead, deceive, or defraud a buyer, the public, or DCP. The bill also allows DCP to place conditions on a license and impose a civil penalty of up to \$1,000 per violation on a licensee.

Guaranty Fund

By law, the guaranty fund can make a payment to a buyer when (1) a club is no longer operating at the location where the buyer entered the contract; (2) the buyer's claim is due to a health club's failure to provide services, comply with contract obligations, remain open for the duration of the contract, or comply with the laws governing health club licenses; and (3) the club does not pay a claim.

The bill increases, from \$75,000 to \$125,000, the maximum amount the fund can pay related to the closing of a health club location. By law, when the fund pays a claim against a health club, the club must repay the fund with interest. The bill replaces the current law that requires DCP to set the interest rate with a requirement for a 10% interest rate. It also specifies that when a health club repays the fund, the money is deposited into the fund.

EFFECTIVE DATE: October 1, 2025

§ 33 — DONATION BINS

Requires written notice from a public property owner in order to place a donation bin on the property

The bill requires advance written notice, rather than permission, from the owner of public property or the owner's authorized agent in order to put a donation bin on the property. The bill also changes the requirements for the notice that must be placed on the bin by eliminating the requirement that, if the donation benefits a nonprofit organization, it must state the percentage of the donated items or the proceeds from their sale that the nonprofit organization will receive from the bin's owner.

EFFECTIVE DATE: October 1, 2025

§ 34 — DEVICES THAT CONVERT CASH INTO PREPAID CARDS

Establishes conditions for using a device to convert cash into prepaid cards as a means to comply with the law's requirement to accept cash as payment in retail sales

By law, someone conducting retail sales in the state, with certain exceptions, cannot (1) refuse to accept cash as payment, (2) post signs saying that cash is not accepted, or (3) charge a higher price for using cash. The bill allows them to comply with this requirement by providing customers with a device to turn cash into a prepaid card as long as the person and the device vendor do not directly or indirectly require:

1. a fee for the initial receipt of the prepaid card or to use the card (including fees to check the card balance, deposit additional funds, or any recurring fees);
2. a minimum deposit above \$1;
3. an expiration date;
4. a limit on the number of card transactions; or
5. a consumer to give their personally identifiable information (including phone number, email address, or Social Security number) to get the card.

The bill also requires:

1. the device to provide a printed receipt with the amount

deposited onto the card, when requested, and

2. a retail store to (a) accept cash during any time period when a device malfunctions at the store and (b) post a sign at a conspicuous location near the device stating that the store must accept cash if a device malfunctions.

The bill allows DCP to adopt regulations to implement these provisions.

§§ 35-38 — HOME SOLICITATIONS

Makes minor changes to home solicitation sale cancellation provisions and disclosures, including increasing the required font size and adding a disclosure for electronic deliveries

The bill redefines “business day” for purposes of provisions on the right to cancel a home solicitation sale within three business days and seller obligations within 10 business days of cancellation. Currently, a business day excludes Sundays, New Year’s Day, Washington’s Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, and Christmas Day. The bill also excludes Saturdays, Martin Luther King, Jr. Day, Lincoln Day, Juneteenth Independence Day, and any day the governor or U.S. president appoints or recommends as a day of thanksgiving, fasting, or religious observance.

The bill increases, from 10 to 12 point, the type required for the right to cancel statement that must be included in home solicitation sale contracts and the notice of cancellation form. It revises the contents of the form to describe much of the same information in a different way.

The bill adds, as a condition of an effective home solicitation sale agreement, that the seller provide a business email address, if the seller has one, and include the following statement if the seller emails or uses another electronic delivery method to provide a digital copy of the agreement:

“PLEASE REVIEW IMPORTANT INFORMATION ABOUT YOUR RIGHT TO CANCEL THIS AGREEMENT IN THE ‘NOTICE OF

CANCELLATION’ BEING PROVIDED TO YOU.”

The statement must be immediately adjacent to the body of the message and in at least 12-point type or the same size as the body of the message if the body is larger than 12-point type.

The bill also makes related technical and conforming changes.

EFFECTIVE DATE: July 1, 2025

§ 39 — NEW MOTOR VEHICLE LEMON LAW

Requires manufacturers to submit evidence of a required change to motor vehicle titles under the Lemon Law to DCP and allows DCP to impose fines for failing to do so

Under certain circumstances, the New Motor Vehicle Lemon Law requires a manufacturer to stamp “manufacturer buyback-lemon” on the title of a motor vehicle and give the Department of Motor Vehicles (DMV) a copy of the title within 30 days. The bill also requires the manufacturer to electronically submit evidence to DCP showing that the copy was submitted to DMV within that time period.

Currently, DCP can impose a fine of up to \$10,000 on a manufacturer who fails to stamp a title as required. The bill also allows DCP to impose this fine when the manufacturer does not submit a copy of the title and provide evidence of submission within the specified time.

EFFECTIVE DATE: July 1, 2025

§ 40 — AUTOMATIC RENEWAL AND CONTINUOUS SERVICE

Adds a provision regarding consideration of whether records of consent to renewal or continuous service comply with certain laws

The law prohibits a business that enters a consumer agreement with automatic renewal or continuous service from charging a credit or debit card or other account unless the consumer affirmatively consents to the renewal or continuous service. The bill requires a court or agency to consider whether the business produced a record of consent that complied with the law on recording phone calls and eavesdropping when considering whether a business obtained the required consent.

The bill also makes various technical and conforming changes.

EFFECTIVE DATE: October 1, 2025

§§ 41-43 — MOTOR VEHICLE SALE OR LEASE FEES, CHARGES, AND COSTS

Requires disclosure of fees, charges, and costs in motor vehicle sales and leases

Unless otherwise prohibited by law, the bill requires new car dealers, used car dealers, and repairer licensees that sell or lease motor vehicles to clearly and conspicuously disclose on the vehicle's side window in a DMV-approved form and in each written advertisement for the vehicle where the price is displayed, each fee, charge, or cost that:

1. a person must pay to purchase, lease, or otherwise receive the vehicle and
2. is associated with an add-on or service, such as a maintenance or service contract, vehicle identification number marking, door guard, mud flap, window visor, or floor mat.

The bill does not require disclosure on a side window if a licensee does not possess the vehicle in this state at the time it is sold or leased.

The bill requires each lease of a motor vehicle to have a signed order that is given to the lessee when executed and displays (1) a list of fees, charges, or costs of optional add-ons or services the lessee has agreed to purchase, with a clear and conspicuous disclosure that they are optional and not required by law, in a DMV-approved size, type, and form; and (2) the fees, charges, and costs as described above.

The law already requires a similar order for the sale of a motor vehicle and the bill requires this same information in a separate section of the order that is prominently displayed in a size, typeface, and form approved by the DMV commissioner.

EFFECTIVE DATE: July 1, 2025

§ 44 — MECHANICAL CONTRACTOR ORGANIZATIONS

Eliminates mechanical contractor organization provisions

The bill eliminates certain provisions regarding mechanical contractor organizations, including those on:

1. requirements for mechanical contractors to register;
2. DCP authority to investigate mechanical contractors and take action against their credentials, court orders to stop violations, and prohibited actions by mechanical contractors; and
3. fines for performing work without a registration certificate or providing unlicensed employees to do work.

Under current law, repealed by the bill, mechanical contractors are businesses that offer the services of their employees to the public for plumbing and piping or heating, piping, and cooling work. But they do not include licensed individuals or businesses that work exclusively on dwellings of up to four units; employ fewer than 10 licensed employees in these trades; or work on sewer, storm drain, or water lines.

EFFECTIVE DATE: October 1, 2025

BACKGROUND***Legislative History***

The Senate referred the bill (File 569) to the Judiciary Committee, which reported a substitute that eliminated the bill's CUTPA provisions that removed the monetary cap on DCP restitution orders, allowed DCP to issue cease and desist orders, and allowed monetary settlements as part of an assurance of voluntary compliance.

CUTPA

By law, CUTPA prohibits businesses from engaging in unfair and deceptive acts or practices. It allows the DCP commissioner, under specified procedures, to issue regulations defining an unfair trade practice, investigate complaints, issue cease and desist orders, order restitution in cases involving less than \$10,000, impose civil penalties of up to \$5,000, enter into consent agreements, ask the attorney general to

seek injunctive relief, and accept voluntary statements of compliance. It also allows individuals to sue. Courts may issue restraining orders; award actual and punitive damages, costs, and reasonable attorney's fees; and impose civil penalties of up to \$5,000 for willful violations and up to \$25,000 for a restraining order violation.

Related Bills

SB 774 (File 370), favorably reported by the Transportation Committee, (1) requires car dealers to include their dealer conveyance or processing fee in the price they advertise or quote for a motor vehicle and (2) prohibits car dealers from pre-printing vehicle orders and invoices with optional fees.

SB 1248 (File 330), favorably reported by the General Law Committee, among other things, requires businesses that enter into a consumer agreement that includes an automatic renewal or continuous services provision to (1) send consumers an annual reminder with certain information and (2) enable consumers to stop the renewal or services through a website, email, or telephone.

HB 5111 (File 584), 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.

HB 5428 (File 587), 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, and creates a reporting process related to fire hydrants in parks, among other things.

sHB 6052 (File 616), favorably reported by the General Law committee, among other things, prohibits individuals with certain disqualifying offense convictions from engaging in any in-person solicitations, requires DCP to create and maintain a “no home solicitation sales” listing, and places additional requirements on sellers.

sHB 6889 (File 262), favorably reported by the Housing Committee, expands certain eviction protections for certain tenants, including residents in mobile manufactured home parks.

sHB 6963 (File 810), which passed the House as amended by House Amendment “A”, among other provisions, contains similar provisions on the New Home Construction Guarantee Fund and changes how amounts in the fund that exceed certain thresholds are used.

sHB 7078 (File 466), favorably reported by the Insurance and Real Estate Committee, (1) establishes a 2-hour minimum for real estate continuing education courses and allows a course to be offered at a real estate broker’s or franchise’s office, (2) makes a minor change in a law on registering a real estate team with DCP, and (3) replaces the term “real estate salesperson” with the term “real estate agent.”

COMMITTEE ACTION

General Law Committee

Joint Favorable Substitute

Yea 22 Nay 0 (03/24/2025)

Judiciary Committee

Joint Favorable Substitute

Yea 36 Nay 1 (04/25/2025)