



General Assembly

Substitute Bill No. 7068

January Session, 2025



AN ACT CONCERNING COURT-ORDERED ACCOUNTINGS OF COMMON INTEREST COMMUNITY FINANCIAL RECORDS AND REVISING THE DISCLOSURE REQUIREMENTS RELATING TO COMMON INTEREST COMMUNITIES.

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

1 Section 1. (NEW) (*Effective October 1, 2025*) (a) Notwithstanding any
2 provision of the declaration or bylaws to the contrary and except as
3 provided in subsection (c) of section 47-260 of the general statutes, any
4 group of unit owners of an association comprising not less than ten per
5 cent of such association may petition the Superior Court for an order
6 directing such association to retain an independent third party to
7 conduct an accounting of such association's financial records retained
8 by such association pursuant to the provisions of subsection (a) of
9 section 47-260 of the general statutes that are related to such
10 association's expenditures and any other financial matters, provided
11 such group of unit owners satisfies the following conditions:

12 (1) Such group of unit owners certifies in writing that a good faith
13 belief exists in grounds for an accounting of such association's financial
14 records;

15 (2) Such group of unit owners obtains a signed opinion of an
16 independent certified public accountant who specializes in fraud and

17 financial forensics that there appears to be evidence of financial fraud or
18 misuse of such association's funds. Such signed opinion shall identify
19 the basis for the formation of such opinion;

20 (3) Such group of unit owners holds not less than ten per cent of
21 undirected or directed proxies of the unit owners giving authority to
22 such group of unit owners to file such petition for an accounting of such
23 association's financial records; and

24 (4) No such accounting has been completed during the immediately
25 preceding twelve months from the date such group of unit owners filed
26 such petition for an accounting of such association's financial records.

27 (b) Any expenses associated with the completion of an accounting by
28 an independent third party of an association's financial records
29 pursuant to the provisions of subsection (a) of this section shall be paid
30 for by the group of unit owners who filed such petition for an
31 accounting of such association's financial records.

32 Sec. 2. Subparagraph (B) of subdivision (2) of subsection (d) of section
33 20-327b of the general statutes is repealed and the following is
34 substituted in lieu thereof (*Effective October 1, 2025*):

35 (B) A subsection entitled "General Information"

36 (i) Indicate the YEAR the structure was built:

37 (ii) Indicate HOW LONG you have occupied the property: If not
38 applicable, indicate with N/A.

39 (iii) Does anyone else claim to own any part of your property,
40 including, but not limited to, any encroachment(s)? If YES, explain:

41 (iv) Does anyone other than you have or claim to have any right to
42 use any part of your property, including, but not limited to, any
43 easement or right-of-way? If YES, explain:

44 (v) Is the property in a flood hazard area or an inland wetlands area?

45 If YES, explain:

46 (vi) Are you aware of the presence of a dam on the property that has
47 been or is required to be registered with the Department of Energy and
48 Environmental Protection? If YES, explain:

49 (vii) Do you have any reason to believe that the municipality in which
50 the subject property is located may impose any assessment for purposes
51 such as sewer installation, sewer improvements, water main
52 installation, water main improvements, sidewalks or other
53 improvements? If YES, explain:

54 (viii) Is the property located in a municipally designated village
55 district, municipally designated historic district or listed on the National
56 Register of Historic Places? If YES, explain:

57 (ix) Special Statement: Information concerning village districts and
58 historic districts may be obtained from the municipality's village or
59 historic district commission, if applicable.

60 (x) Is the property located in a special tax district? If YES, explain:

61 (xi) Is the property subject to any type of land use restrictions, other
62 than those contained within the property's chain of title or that are
63 necessary to comply with state laws or municipal zoning? If YES,
64 explain:

65 (xii) Is the property located in a common interest community? If YES,
66 is it subject to any community or association dues or fees? Please
67 explain:

68 (xiii) Special Statement: If the property is located in a common
69 interest community that is comprised of more than twelve units, the
70 buyer is advised to obtain a "Resale Certificate", which shall be provided
71 by the common interest community pursuant to state law. For any
72 common interest community that is comprised of not more than twelve
73 units and not required to provide such resale certificate, if such resale
74 certificate is not available, the buyer should consult with trade

75 professionals, attorneys, real estate professionals, financial analysts and
76 residents of such common interest community for more information
77 concerning issues that may arise with ownership in common interest
78 communities.

79 [(xiii)] (xiv) Do you have any knowledge of prior or pending
80 litigation, government agency or administrative actions, orders or liens
81 on the property related to the release of any hazardous substance? If
82 YES, explain:

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2025	New section
Sec. 2	October 1, 2025	20-327b(d)(2)(B)

Statement of Legislative Commissioners:

In Section 2(d)(2)(B)(xiii), "containing" was changed to "that is comprised of" for consistency.

INS *Joint Favorable Subst. C/R*

JUD

JUD *Joint Favorable Subst.-LCO*