



General Assembly

January Session, 2025

**Proposed Bill No. 1014**

LCO No. 3508



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:

SEN. GADKAR-WILCOX, 22nd Dist.

**AN ACT CONCERNING INVESTIGATIONS OF EXECUTIVE BOARDS  
AND PROPERTY MANAGERS OF COMMON INTEREST  
COMMUNITIES.**

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

- 1 That section 47-245 of the general statutes be amended to (1) provide
- 2 the Department of Consumer Protection and the Commission on
- 3 Human Rights and Opportunities with the ability to investigate any
- 4 complaint that an executive board or property manager of a common
- 5 interest community is violating (A) the civil rights of residents of such
- 6 common interest community, or (B) conflict of interest rules, and (2)
- 7 require that the conduct of any executive board of a common interest
- 8 community may constitute state action for civil rights purposes.

**Statement of Purpose:**

To (1) provide the Department of Consumer Protection and the Commission on Human Rights and Opportunities with the ability to investigate any complaint that an executive board or property manager of a common interest community is violating (A) the civil rights of residents of such common interest community, or (B) conflict of interest rules, and (2) require that the conduct of any executive board of a

common interest community may constitute state action for civil rights purposes.