



General Assembly

Amendment

January Session, 2025

LCO No. 10253



Offered by:

REP. LEMAR, 96th Dist.

REP. MARTINEZ, 22nd Dist.

REP. TURCO, 27th Dist.

SEN. MARONEY, 14th Dist.

To: House Bill No. 5428

File No. 587

Cal. No. 361

(As Amended by House Amendment Schedule "A")

"AN ACT CONCERNING MOBILE MANUFACTURED HOME PARKS."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

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 Section 21-64 of the general statutes is repealed and the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

5 As used in this chapter:

6 (1) "Ancillary fee" (A) means any fee to be paid to the owner under
7 the rental agreement, (B) includes, but is not limited to, any fee imposed
8 to (i) maintain a pet in the dwelling unit or on the premises, or (ii)
9 maintain a washing machine in the dwelling unit, and (C) does not
10 include any rent, any security deposit or any late charge;

- 11 (2) "Department" means the Department of Consumer Protection;
- 12 (3) "Dwelling unit" means a mobile manufactured home;
- 13 (4) "Licensee" means any person licensed to operate and maintain a
14 mobile manufactured home park under the provisions of this chapter;
- 15 [(1)] (5) "Mobile manufactured home" means a detached residential
16 unit having three-dimensional components which are intrinsically
17 mobile with or without a wheeled chassis or a detached residential unit
18 built on or after June 15, 1976, in accordance with federal manufactured
19 home construction and safety standards, and, in either case, containing
20 sleeping accommodations, a flush toilet, tub or shower bath, kitchen
21 facilities and plumbing and electrical connections for attachment to
22 outside systems, and designed for long-term occupancy and to be
23 placed on rigid supports at the site where it is to be occupied as a
24 residence, complete and ready for occupancy, except for minor and
25 incidental unpacking and assembly operations and connection to
26 utilities systems;
- 27 [(2)] (6) "Mobile manufactured home park" or "park" means a plot of
28 ground upon which two or more mobile manufactured homes, occupied
29 for residential purposes are located;
- 30 [(3)] (7) "Mobile manufactured home space or lot" means a plot of
31 ground within a mobile manufactured home park designed for the
32 accommodation of one mobile manufactured home;
- 33 [(4) "Licensee" means any person licensed to operate and maintain a
- 34 mobile manufactured home park under the provisions of this chapter;
- 35 (5) "Resident" means a person who owns, or rents and occupies, a
- 36 mobile manufactured home in a mobile manufactured home park;
- 37 (6) "Department" means the Department of Consumer Protection;]
- 38 [(7)] (8) "Park owner" or "owner" means a licensee or permittee or any
39 person who owns, operates or maintains a mobile manufactured home

40 park;

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

42 (9) "Person" means an individual, corporation, limited liability
43 company, the state or any political subdivision thereof, agency, business
44 trust, estate, trust, partnership or association, two or more persons
45 having a joint or common interest, and any other legal or commercial
46 entity;

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

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

52 (12) "Rental agreement" means all agreements, written or oral, and
53 valid rules and regulations adopted under subsection (d) of section 21-
54 70, as amended by this act, embodying the terms and conditions
55 concerning the use and occupancy of a dwelling unit or premises; and

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

58 Sec. 2. Section 21-70 of the general statutes is repealed and the
59 following is substituted in lieu thereof (*Effective October 1, 2025*):

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

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

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

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

131 (c) Whenever a resident rents a mobile manufactured home or a
132 mobile manufactured home space or lot in a mobile manufactured home
133 park which is also a common interest community from a declarant,
134 successor declarant or person acting on the declarant's or successor
135 declarant's behalf, such declarant, successor declarant or person shall,
136 prior to entering into a rental agreement, provide the resident with a

137 written notice that the mobile manufactured home or the mobile
138 manufactured home space or lot is located in a common interest
139 community.

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

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

170 Protection.

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

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

200 (3) Except as otherwise provided in subdivision (5) of this subsection,
201 within one hundred twenty days after the notice provided for in
202 subdivision (2) of this subsection has been mailed, any association

203 representing twenty-five per cent or more of the units in the park,
204 including an association formed after the issuance of the notice, may
205 notify the owner of the park that [it] the association is interested in
206 purchasing the mobile manufactured home park. A copy of such notice
207 may be filed on the land records of the town in which the mobile
208 manufactured home park is located. If such notice is given, except as
209 otherwise provided in subdivision (5) of this subsection, the association
210 shall have three hundred sixty-five days after the notice required in
211 subdivision (2) of this subsection has been given to purchase the park
212 through negotiation or the method set forth in subdivision (4) of this
213 subsection. Upon the request of the association, the Department of
214 Housing shall assist the association in developing financing for the
215 purchase of the park.

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

237 value which value shall also be certified on the land records by the
238 appraiser or appraisers, the right provided in this subsection to
239 purchase the park shall be void and any recorded notice filed pursuant
240 to subdivision (3) of this subsection shall be void.

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

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

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

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

294 (b) Notwithstanding the provisions of subsection (a) of this section,
295 in any case in which a mobile manufactured home park containing two
296 hundred or more units in which a majority of residents have been given
297 written notice, prior to June 23, 1999, pursuant to subdivision (3) of
298 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of
299 subsection (b) of section 21-80, as amended by this act, regardless of
300 whether one or more of such notices or the service of such notices is
301 subsequently deemed invalid or ineffective, the amount of the
302 relocation or compensatory payments required to be paid to such
303 resident under the provisions of this section shall not exceed seven

304 thousand dollars, regardless of whether a subsequent valid notice or
305 notices are properly served subsequent to June 23, 1999, and such
306 subsequent notice or notices expire on or after October 1, 2000, but
307 before October 1, 2025.

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

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

317 (a) The department may revoke, suspend, place conditions on or
318 refuse to renew any license to operate a mobile manufactured home
319 park for a violation of any provision of this chapter or any regulations
320 issued hereunder or any other state or local law or regulation, after
321 hearing, except that if the department upon investigation finds a
322 licensee is not providing adequate sewerage facilities, electrical,
323 plumbing or sanitary services, water supply or fire protection,
324 suspension of the license shall be automatic, provided such licensee
325 shall be entitled to a hearing before the department not later than thirty
326 days after such suspension. A license may be reinstated or reissued if
327 the circumstances leading to the violation have been remedied and the
328 park is being maintained and operated in full compliance with this
329 chapter and the regulations hereunder. Each officer, board, commission
330 or department of the state or any local government shall assist the
331 department with technical data on sewerage facilities, electrical,
332 plumbing or sanitary services, water supply or fire protection and shall
333 submit such data to the department for the department's use in any
334 hearing held pursuant to this section. In addition to revoking,
335 suspending, placing conditions on, or refusing to renew any license to
336 operate a mobile manufactured home park, the department may,

337 following an administrative hearing, impose a fine of not less than fifty
338 nor more than three hundred dollars for each day that such violation
339 exists. In connection with any investigation the Commissioner of
340 Consumer Protection or the commissioner's authorized agent may
341 administer oaths, issue subpoenas, compel testimony and order the
342 production of books, records and documents. Each owner shall retain
343 all leases, disclosure statements, rules and regulations required under
344 this chapter for at least four years after any resident to whom they relate
345 vacates the park.

346 (b) (1) If an inspection by the department reveals a violation of any
347 provision of this chapter or any regulation issued under this chapter, the
348 cost of all reinspections necessary to determine compliance with any
349 such provision shall be assumed by the owner, except that if a first
350 reinspection indicates compliance with such provision, no charge shall
351 be made.

352 (2) As part of an inspection or investigation, the department may
353 order an owner of a mobile manufactured home park to obtain an
354 independent inspection report, at the sole cost of the owner, that
355 assesses the condition and potential public health impact of a condition
356 at the park, including, but not limited to, the condition of trees and
357 electrical, plumbing or sanitary systems.

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

364 (B) In the event that the department requires the person completing
365 an independent inspection report under this subsection to have training
366 or be licensed in a particular area, the department shall include such
367 requirement in the first order the department issues to the mobile
368 manufactured home park owner requiring such report.

369 (C) The mobile manufactured home park owner shall submit proof of
370 compliance with the provisions of this subdivision at the time the owner
371 submits to the department the independent inspection report required
372 under this subsection.

373 (4) If the department orders a mobile manufactured home park
374 owner to obtain an independent inspection report as part of the owner's
375 application for a license, or for renewal of a license, to operate a mobile
376 manufactured home park, the department shall issue such order to such
377 owner at the electronic mail address such owner most recently provided
378 to the department in such owner's application. Such order shall provide
379 a description of the condition or conditions that require further
380 assessment by such owner.

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

386 (6) Each independent inspection report required under this
387 subsection shall include (A) an assessment of (i) all conditions outlined
388 in the department's order requiring such report that impact public
389 health and safety for the purpose of assessing the risk that such
390 conditions pose to public health and safety, and (ii) the severity of the
391 conditions described in subparagraph (A)(i) of this subdivision, and (B)
392 a detailed plan of action to remedy each condition described in
393 subparagraph (A)(i) of this subdivision.

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

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

403 (d) The department may issue an order to any owner determined to
404 be in violation of any provision of this chapter or any regulation issued
405 under this section after an inspection of a mobile manufactured home
406 park, providing for the immediate discontinuance of the violation or
407 timely remediation of such violation. Any owner of a mobile
408 manufactured home park who fails to comply with any orders
409 contained in a notice of violation resulting from a reinspection of such
410 park not later than thirty days after issuance of such notice, including
411 confirmation of active licensure, shall be fined five hundred dollars per
412 violation and shall follow the procedures specified in section 51-164n.

413 (e) Not later than January 1, 2026, when the department receives a
414 complaint submitted by a resident regarding a suspected violation of
415 any provision of this chapter, any regulation adopted pursuant to this
416 chapter or any other state or local law or regulation concerning mobile
417 manufactured home parks, the department shall promptly provide the
418 resident with an acknowledgment that the department has received
419 such complaint, which acknowledgment shall include, at a minimum,
420 (1) a summary, or a link to an Internet web site displaying a summary,
421 of the rights and responsibilities of residents, and (2) contact
422 information for the Connecticut Manufactured Home Owners Alliance
423 or its successor, if such organization or successor exists, including, but
424 not limited to, a link to such organization's or successor's Internet web
425 site.

426 Sec. 5. Subsection (b) of section 21-80 of the general statutes is
427 repealed and the following is substituted in lieu thereof (*Effective October*
428 *1, 2025*):

429 (b) (1) Notwithstanding the provisions of section 47a-23, an owner
430 may terminate a rental agreement or maintain a summary process action
431 against a resident who owns a mobile manufactured home only for one

432 or more of the following reasons:

433 (A) Nonpayment of rent, utility charges or reasonable incidental
434 services charges;

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

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

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

444 (E) A change in the use of the land on which such mobile
445 manufactured home is located, provided all of the affected residents
446 receive written notice (i) at least three hundred sixty-five days before
447 the time specified in the notice for the resident to quit possession of the
448 mobile manufactured home or occupancy of the lot if such notice is
449 given before June 23, 1999, or (ii) at least five hundred forty-five days
450 before the time specified in the notice for the resident to quit possession
451 of the mobile manufactured home or occupancy of the lot if such notice
452 is given on or after June 23, 1999, regardless of whether any other notice
453 under this section or section 21-70, as amended by this act, has been
454 given before June 23, 1999; provided nothing in subsection (f) of section
455 21-70, as amended by this act, section 21-70a, as amended by this act,
456 subsection (a) of this section, this subdivision and section 21-80b shall
457 be construed to invalidate the effectiveness of or require the reissuance
458 of any valid notice given before June 23, 1999.

459 (2) An owner may not maintain a summary process action under
460 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except
461 a summary process action based upon conduct which constitutes a
462 serious nuisance or a violation of subdivision (9) of subsection (b) of

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

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

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

496 (B) By the owner giving the resident at least sixty days' written notice,
497 which shall state the reason or reasons for such termination, except that,
498 when termination is based upon subparagraph (A) of subdivision (1) of
499 this subsection, the owner need give the resident only thirty days'
500 written notice, which notice shall state the total arrearage due provided,
501 the owner shall not maintain or proceed with a summary process action
502 against a resident who tenders the total arrearage due to the owner
503 within such thirty days and who has not so tendered an arrearage under
504 this subparagraph during the preceding twelve months.

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

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

514 Sec. 6. Subsection (i) of section 47a-21 of the general statutes is
515 repealed and the following is substituted in lieu thereof (*Effective October*
516 *1, 2025*):

517 (i) On and after July 1, 1993, each landlord other than a landlord of a
518 residential unit in any building owned or controlled by any educational
519 institution and used by such institution for the purpose of housing
520 students of such institution and their families, and each landlord or
521 owner of a mobile manufactured home or of a mobile manufactured
522 home space or lot or park, as such terms are defined in [subdivisions (1),
523 (2) and (3) of] section 21-64, as amended by this act, shall pay interest on
524 each security deposit received by such landlord at a rate of not less than
525 the average rate paid, as of December 30, 1992, on savings deposits by
526 insured commercial banks as published in the Federal Reserve Board
527 Bulletin rounded to the nearest one-tenth of one percentage point,

except in no event shall the rate be less than one and one-half per cent. On and after January 1, 1994, the rate for each calendar year shall be not less than the deposit index, determined under this section as it was in effect during such year. On and after January 1, 2012, the rate for each calendar year shall be not less than the deposit index, as defined in section 36a-26, for that year. On the anniversary date of the tenancy and annually thereafter, such interest shall be paid to the tenant or resident or credited toward the next rental payment due from the tenant or resident, as the landlord or owner shall determine. If the tenancy is terminated before the anniversary date of such tenancy, or if the landlord or owner returns all or part of a security deposit prior to termination of the tenancy, the landlord or owner shall pay the accrued interest to the tenant or resident not later than twenty-one days after such termination or return. Interest shall not be paid to a tenant for any month in which the tenant has been delinquent for more than ten days in the payment of any monthly rent, unless the landlord imposes a late charge for such delinquency. No landlord shall increase the rent due from a tenant because of the requirement that the landlord pay on interest the security deposit.

Sec. 7. Subdivision (5) of section 52-352a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

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

Sec. 8. (NEW) (*Effective July 1, 2025*) (a) Not later than October 1, 2025, and annually thereafter, the owner of a mobile manufactured home park, as defined in section 21-64 of the general statutes, as amended by this act, shall submit a report to the local fire marshal disclosing the water capacity and flow of each fire hydrant located in such park.

(b) If the local fire marshal finds, after reviewing the report submitted pursuant to subsection (a) of this section, that any fire hydrant located

560 in the mobile manufactured home park has insufficient water capacity
 561 or flow, or is otherwise not in working order, the local fire marshal shall
 562 report such local fire marshal's finding (1) in the form of a complaint to
 563 the Department of Consumer Protection, and (2) to the Mobile
 564 Manufactured Home Advisory Council established under section 21-
 565 84a of the general statutes.

566 Sec. 9. Subsection (d) of section 21-70b of the general statutes is
 567 repealed and the following is substituted in lieu thereof (*Effective October*
 568 *1, 2025*):

569 (d) If the association and the park owner cannot otherwise agree
 570 upon a purchase price for the park, the association shall have the right
 571 to purchase the property upon the same, price, terms and conditions of
 572 any existing bona fide offer to purchase the park made by another
 573 potential purchaser if the park owner has accepted such offer or intends
 574 to accept such offer. No park owner shall [unreasonably] refuse to enter
 575 into [, or unreasonably delay the execution of or closing upon,] a
 576 purchase and sale agreement with an association that has made a bona
 577 fide offer to match the same price, terms and conditions of an offer for
 578 which notice is required to be given pursuant to this section unless the
 579 park owner has obtained advance written consent from the association.
 580 No park owner shall unreasonably delay the execution of, or closing
 581 upon, any such purchase and sale agreement. If, not later than ninety
 582 days after the notice required in subsection (a) of this section has been
 583 mailed or personally delivered, whichever is later, no agreement for the
 584 sale of the park executed between the association and the park owner
 585 has been filed upon the land records of the municipality in which the
 586 park is located, the right provided in this subsection to purchase the
 587 park shall be void and any recorded notice filed pursuant to subsection
 588 (c) of this section shall be void."

This act shall take effect as follows and shall amend the following sections:

Section 1	October 1, 2025	21-64
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Sec. 2	<i>October 1, 2025</i>	21-70
Sec. 3	<i>October 1, 2025</i>	21-70a
Sec. 4	<i>October 1, 2025</i>	21-71
Sec. 5	<i>October 1, 2025</i>	21-80(b)
Sec. 6	<i>October 1, 2025</i>	47a-21(i)
Sec. 7	<i>October 1, 2025</i>	52-352a(5)
Sec. 8	<i>July 1, 2025</i>	New section
Sec. 9	<i>October 1, 2025</i>	21-70b(d)