



General Assembly

**Amendment**

January Session, 2025

LCO No. 10312



Offered by:

REP. FELIPE, 130<sup>th</sup> Dist.

SEN. MARX, 20<sup>th</sup> Dist.

REP. SCOTT, 112<sup>th</sup> Dist.

To: House Bill No. 7034

File No. 244

Cal. No. 172

**"AN ACT PROHIBITING THE REQUIREMENT OF A DONATION OF  
LAND AS A CONDITION OF SUBDIVISION APPROVAL."**

1 After the last section, add the following and renumber sections and  
2 internal references accordingly:

3 "Sec. 501. Section 47-271 of the general statutes is repealed and the  
4 following is substituted in lieu thereof (*Effective July 1, 2025*):

5 (a) As used in this section, "actual costs" includes, but is not limited  
6 to, expenditures for demolition, site clearing, permit fees, impact fees,  
7 architectural, engineering and surveying fees, construction,  
8 development, and design costs of furnishing and equipping the  
9 condominium property, but excluding sale and marketing costs.

10 ~~[(a)]~~ (b) Any deposit made in connection with the purchase or  
11 reservation of a unit from a person required to deliver a public offering  
12 statement pursuant to subsection (c) of section 47-263 shall be placed in

13 escrow and held either in this state or in the state where the unit is  
14 located in an account designated solely for that purpose by a licensed  
15 title insurance company, an attorney, a licensed real estate broker, an  
16 independent bonded escrow company or an institution whose accounts  
17 are insured by a governmental agency or instrumentality until (1)  
18 delivered to the declarant at closing; (2) delivered to the declarant  
19 because of the purchaser's default under a contract to purchase the unit;  
20 [or] (3) refunded to the purchaser; [.] or (4) used for the construction of  
21 improvements, in accordance with the provisions of subsection (c) of  
22 this section.

23 (c) If the contract for the sale of the condominium unit so provides  
24 and the purchaser under the purchase contract represents in the  
25 purchase contract that such purchaser is an accredited investor as  
26 defined in 17 CFR 230.501 et seq., as amended from time to time, at the  
27 time the purchaser enters into the contract, the declarant may withdraw  
28 escrow funds in excess of one per cent of the purchase price from the  
29 escrow account required under subsection (b) of this section when the  
30 construction of improvements has commenced. The declarant may  
31 withdraw such funds from the escrow account as described in this  
32 section for the actual costs incurred by the declarant after termination of  
33 the cancellation period, as set forth in section 47-269, for the  
34 construction, development and design of the condominium property in  
35 which the unit to be sold is located. No part of such funds may be used  
36 for salaries, commissions, expenses, real estate licensees or advertising  
37 purposes.

38 (d) A purchase agreement which permits the use of the earnest  
39 money deposit in accordance with the provisions of this section shall  
40 include the following legend conspicuously printed or stamped in bold  
41 type on the first page of the purchase agreement and immediately above  
42 the place for the signature of the purchaser: "ANY PAYMENT IN  
43 EXCESS OF ONE (1%) PER CENT TOWARDS THE PURCHASE PRICE  
44 MADE TO THE DECLARANT PRIOR TO CLOSING PURSUANT TO  
45 THE PURCHASE AGREEMENT MAY BE USED FOR ACTUAL COSTS

46 OF CONSTRUCTION, DEVELOPMENT, AND DESIGN, AS DEFINED  
47 IN C.G.S. 47-271."

48 ~~[(b)]~~ (e) If such deposit is made in connection with the purchase or  
49 reservation of a unit to be occupied by the purchaser and is placed in an  
50 interest-bearing escrow account other than an account established and  
51 maintained pursuant to section 51-81c, any interest which accrues  
52 thereon from the date of such deposit until its disposition pursuant to  
53 subdivision (1), (2), ~~[or] (3)~~ or (4) of subsection ~~[(a)]~~ (b) of this section  
54 shall be distributed as follows: (1) If such deposit is delivered to the  
55 declarant at closing or refunded to the purchaser, such interest shall be  
56 divided equally between the purchaser and the declarant; and (2) if such  
57 deposit is delivered to the declarant because of the purchaser's default  
58 under a contract to purchase the unit, such interest shall be paid to the  
59 declarant.

60 ~~[(c)]~~ (f) Any person who procures the wrongful release of any escrow  
61 funds to the declarant or to a third party, with intent to defraud the  
62 purchaser, shall be guilty of embezzlement and on conviction shall be  
63 punished in the manner provided by law.

64 Sec. 502. Subdivision (13) of subsection (a) of section 47-264 of the  
65 general statutes is repealed and the following is substituted in lieu  
66 thereof (*Effective July 1, 2025*):

67 (13) A statement that any deposit made in connection with the  
68 purchase of a unit will be (A) held in an escrow account until closing  
69 and will be returned to the purchaser if the purchaser cancels the  
70 contract pursuant to section 47-269, together with the name and address  
71 of the escrow agent, or (B) withdrawn and used for authorized purposes  
72 pursuant to section 47-271, as amended by this act;

73 Sec. 503. Section 47a-3a of the general statutes is repealed and the  
74 following is substituted in lieu thereof (*Effective July 1, 2025*):

75 (a) Rent is payable without demand or notice at the time and place  
76 agreed upon by the parties.

77 (b) Unless otherwise agreed: (1) Rent is payable at the dwelling unit;  
78 (2) periodic rent is payable at the beginning of any term of one month  
79 or less and for terms of more than one month in equal monthly  
80 installments at the beginning of each month.

81 (c) Upon receipt of a payment in cash from or on behalf of an  
82 occupant, a landlord shall provide the person making the payment with  
83 a receipt stating the date of the payment, the amount received and the  
84 purpose for which the payment was made.

85 (d) Upon request by an occupant, the landlord shall provide such  
86 occupant with a copy of the ledger or equivalent accounting for the  
87 occupant's dwelling unit, showing charges assessed, payments made  
88 and any balance owed or surplus paid by such occupant.

89 Sec. 504. (*Effective from passage*) (a) There is established a working  
90 group to develop a statutory definition of "affordable housing" for the  
91 purpose of promoting consistency in the general statutes.

92 (b) The working group shall consist of the chairpersons of the joint  
93 standing committee of the General Assembly having cognizance of  
94 matters relating to housing, who shall serve as chairpersons of the  
95 working group, the ranking members of the joint standing committee of  
96 the General Assembly having cognizance of matters relating to housing  
97 and any individuals who the chairpersons believe may serve as sources  
98 of information and data to accomplish the purposes of this section,  
99 including, but not limited to, the Commissioner of Housing, or the  
100 commissioner's designee.

101 (c) The chairpersons shall schedule the first meeting of the working  
102 group, which shall be held not later than sixty days after the effective  
103 date of this section.

104 (d) The administrative staff of the joint standing committee of the  
105 General Assembly having cognizance of matters relating to housing  
106 shall serve as the administrative staff of the working group.

107 (e) Not later than January 1, 2026, the working group shall submit a  
108 report on its findings and recommendations to the joint standing  
109 committee of the General Assembly having cognizance of matters  
110 relating to housing, in accordance with the provisions of section 11-4a  
111 of the general statutes. The working group shall terminate on the date  
112 that it submits such report or January 1, 2026, whichever is later.

113 Sec. 505. Subdivision (18) of subsection (b) of section 1 of house bill  
114 6894 of the current session, as amended by House Amendment Schedule  
115 "A", is repealed and the following is substituted in lieu thereof (*Effective*  
116 *from passage*):

117 "(18) The [executive director of the Office] Commissioner of Health  
118 Strategy, or the [executive director's] commissioner's designee;"

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	<i>July 1, 2025</i>	47-271
Sec. 502	<i>July 1, 2025</i>	47-264(a)(13)
Sec. 503	<i>July 1, 2025</i>	47a-3a
Sec. 504	<i>from passage</i>	New section
Sec. 505	<i>from passage</i>	HB 6894 (current session), Sec. 1 (b)(18)