



General Assembly

Amendment

January Session, 2025

LCO No. 8416



Offered by:

REP. WOOD K., 29th Dist.

REP. PAVALOCK-D'AMATO, 77th Dist.

To: Subst. House Bill No. 7068

File No. 749

Cal. No. 467

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

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

3 "Section 1. (NEW) (*Effective October 1, 2025*) (a) Notwithstanding any
4 provision of the declaration or bylaws to the contrary and except as
5 provided in subsection (c) of section 47-260 of the general statutes, any
6 group of unit owners of units to which at least twenty per cent of the
7 votes in the association are allocated pursuant to the declaration may
8 petition the Superior Court for an order directing such association to
9 retain an independent third party to conduct an audit of such
10 association's financial records retained by such association pursuant to
11 the provisions of subsection (a) of section 47-260 of the general statutes
12 that are related to such association's expenditures and any other
13 financial matters, provided such group of unit owners satisfies the

14 following conditions:

15 (1) Such group of unit owners certifies in writing that a good faith
16 belief exists in grounds for an audit of such association's financial
17 records;

18 (2) Such group of unit owners obtains a signed opinion of an
19 independent certified public accountant who specializes in fraud and
20 financial forensics that there appears to be evidence of financial fraud or
21 misuse of such association's funds. Such signed opinion shall identify
22 the basis for the formation of such opinion;

23 (3) Such group of unit owners certifies in such petition to such group
24 of unit owner's ownership of units to which at least twenty per cent of
25 the votes in such association are allocated pursuant to the declaration
26 and attaches to such petition a certified copy of the allocation of the
27 votes from the declaration as recorded; and

28 (4) No such audit has been completed during the immediately
29 preceding twelve months from the date such group of unit owners filed
30 such petition for an audit of such association's financial records.

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

36 (c) Any association or community association manager who provides
37 association management services for such association may charge a
38 reasonable fee to the group of unit owners for providing such
39 association's financial records to an independent third party pursuant
40 to the provisions of this section. For the purposes of this subsection,
41 "association management services" and "community association
42 manager" have the same meanings as provided in section 20-450 of the
43 general statutes.

44 (d) Any association shall be entitled to reasonable attorney's fees
45 incurred by the association pursuant to the provisions of this section.

46 Sec. 2. Subparagraph (B) of subdivision (2) of subsection (d) of section
47 20-327b of the general statutes is repealed and the following is
48 substituted in lieu thereof (*Effective October 1, 2025*):

49 (B) A subsection entitled "General Information"

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

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

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

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

58 (v) Is the property in a flood hazard area or an inland wetlands area?
59 If YES, explain:

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

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

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

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

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

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

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

82 (xiii) Special Statement: If the property is located in a common
 83 interest community that is comprised of more than twelve units, the
 84 buyer is advised to (I) obtain a "Resale Certificate", which shall be
 85 provided by the common interest community pursuant to state law, and
 86 (II) request from the common interest community a report of such
 87 common interest community's reserve funds. For any common interest
 88 community that is comprised of not more than twelve units and not
 89 required to provide such resale certificate, if such resale certificate is not
 90 available, the buyer should consult with trade professionals, attorneys,
 91 real estate professionals, financial analysts and residents of such
 92 common interest community for more information concerning issues
 93 that may arise with ownership in common interest communities.

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

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2025	New section

Sec. 2	<i>October 1, 2025</i>	20-327b(d)(2)(B)
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