



General Assembly

Amendment

January Session, 2025

LCO No. 8830



Offered by:

REP. LEMAR, 96th Dist.
SEN. MARONEY, 14th Dist.
REP. MARTINEZ, 22nd Dist.

REP. TURCO, 27th Dist.
REP. GENGA, 10th Dist.
REP. DELNICKI, 14th Dist.

To: House Bill No. 5428

File No. 587

Cal. No. 361

**"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 Section 21-64 of the general statutes is repealed and the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) "Consumer price index" means the consumer price index, annual
12 average, for all urban consumers: United States city average, all items,

13 published by the United States Department of Labor, Bureau of Labor
14 Statistics, or its successor, or, if the index is discontinued, an equivalent
15 index published by a federal authority, or, if no such index is published,
16 a comparable index published by the United States Department of
17 Labor, Bureau of Labor Statistics;

18 (3) "Department" means the Department of Consumer Protection;

19 (4) "Dwelling unit" means a mobile manufactured home;

20 (5) "Licensee" means any person licensed to operate and maintain a
21 mobile manufactured home park under the provisions of this chapter;

22 [(1)] (6) "Mobile manufactured home" means a detached residential
23 unit having three-dimensional components which are intrinsically
24 mobile with or without a wheeled chassis or a detached residential unit
25 built on or after June 15, 1976, in accordance with federal manufactured
26 home construction and safety standards, and, in either case, containing
27 sleeping accommodations, a flush toilet, tub or shower bath, kitchen
28 facilities and plumbing and electrical connections for attachment to
29 outside systems, and designed for long-term occupancy and to be
30 placed on rigid supports at the site where it is to be occupied as a
31 residence, complete and ready for occupancy, except for minor and
32 incidental unpacking and assembly operations and connection to
33 utilities systems;

34 [(2)] (7) "Mobile manufactured home park" or "park" means a plot of
35 ground upon which two or more mobile manufactured homes, occupied
36 for residential purposes are located;

37 [(3)] (8) "Mobile manufactured home space or lot" means a plot of
38 ground within a mobile manufactured home park designed for the
39 accommodation of one mobile manufactured home;

40 [(4) "Licensee" means any person licensed to operate and maintain a
41 mobile manufactured home park under the provisions of this chapter;

42 (5) "Resident" means a person who owns, or rents and occupies, a
43 mobile manufactured home in a mobile manufactured home park;

44 (6) "Department" means the Department of Consumer Protection;]

45 [(7)] (9) "Park owner" or "owner" means a licensee or permittee or any
46 person who owns, operates or maintains a mobile manufactured home
47 park;

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

49 [(9)] (10) "Person" means an individual, corporation, limited liability
50 company, the state or any political subdivision thereof, agency, business
51 trust, estate, trust, partnership or association, two or more persons
52 having a joint or common interest, and any other legal or commercial
53 entity;

54 [(10)] (11) "Premises" means a dwelling unit and facilities and
55 appurtenances therein and grounds, areas and facilities held out for the
56 use of residents generally or whose use is promised to the resident;

57 [(11)] (12) "Rent" means all periodic payments to be made to the
58 owner under the rental agreement;

59 [(12)] (13) "Rental agreement" means all agreements, written or oral,
60 and valid rules and regulations adopted under subsection (d) of section
61 21-70, as amended by this act, embodying the terms and conditions
62 concerning the use and occupancy of a dwelling unit or premises; and

63 (14) "Resident" means a person who owns, or rents and occupies, a
64 mobile manufactured home in a mobile manufactured home park.

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

67 (a) The Commissioner of Consumer Protection shall adopt
68 regulations, in accordance with the provisions of chapter 54, providing
69 for a disclosure statement which shall be used by mobile manufactured

70 home park owners. The disclosure statement shall be a plain language
71 summary of the rights and obligations listed in this chapter and shall
72 not add to or diminish the rights and obligations provided by this
73 chapter. Such disclosure statement shall include at least the following
74 information: (1) The monthly rental fee and all considerations payable
75 by the resident to the owner, including, but not limited to, any ancillary
76 fee; (2) the length of the rental term; (3) the amount of land granted by
77 the rental agreement; (4) an enumeration of goods and services to be
78 provided to the resident, including those goods and services to be
79 provided free of charge or in exchange for payment of an ancillary fee;
80 (5) notice if the owner plans to terminate the operation of the park
81 during the term of the rental agreement; (6) a statement of conditions to
82 be complied with by the owner and resident in the event of the sale of
83 the mobile manufactured home by the resident, including aesthetic
84 standards for resale, which conditions shall not be altered by the owner
85 after the rental agreement has been entered into; (7) the rights of
86 residents regarding eviction under section 21-80, as amended by this act;
87 (8) the rights of residents regarding the resale of a mobile manufactured
88 home under section 21-79; (9) the rights of residents in the event that
89 alterations of the rules concerning the resident's use and occupancy of
90 the premises under subsection (b) of this section are to be made; (10)
91 notice that outstanding property taxes may be owed on the mobile
92 manufactured home; and (11) notice that there may be liens and other
93 encumbrances on the mobile manufactured home and that the resident
94 or purchaser should check with the town clerk, tax assessor and tax
95 collector to determine whether any taxes are due on the mobile
96 manufactured home and within any liens or encumbrances on the
97 mobile manufactured home exist. Owners shall provide each
98 prospective resident, before any rental agreement is entered into, and
99 each resident, at the time of the first renewal of [his] such resident's
100 rental agreement which occurs after the effective date of the regulations
101 providing for a disclosure statement, with a completed disclosure
102 statement. No rental agreement entered into on or after the effective date
103 of the regulations providing for a disclosure statement shall be
104 enforceable until the requirements of this subsection are met. A copy of

105 such statement shall be signed by the resident at the time of the rental,
106 acknowledging receipt of a completed, signed copy and such
107 completed, signed copy shall be kept on file by the owner for a period
108 of four years after such resident vacates the park.

109 (b) No owner may offer a mobile manufactured home or a mobile
110 manufactured home space or lot for rent without providing the
111 prospective resident with a copy of an initial written rental agreement
112 before the resident occupies such mobile manufactured home or lot. No
113 owner may rent a mobile manufactured home or mobile manufactured
114 home space or lot to a new resident until a written rental agreement has
115 been signed by the resident and the owner. The initial rental agreement
116 and all renewals offered to a prospective resident or resident by the
117 owner shall be in writing. The term of each rental agreement and
118 renewal shall not be less than one year unless the prospective resident
119 or resident requests, in writing, a term for less than one year. If the
120 owner fails to offer the resident a written renewal of a rental agreement,
121 or if the owner offers a renewal but the resident fails or refuses to sign
122 it, unless there is a disagreement as to the amount of the rent, the prior
123 rental agreement shall be deemed to be extended for one year at the then
124 prevailing park rental and the resident shall be bound by all terms of the
125 prior rental agreement and any prevailing park rental adopted after the
126 prior rental and all rules and regulations properly applicable to such
127 prior rental agreement pursuant to subsection (d) of this section. If there
128 is a disagreement as to the amount of the rent, unless the owner
129 terminates the lease and brings an action of summary process, the prior
130 rental agreement shall be deemed to be extended on a month-to-month
131 basis at the last agreed-upon rent, and the resident shall be bound by all
132 terms of the prior rental agreement and all rules and regulations
133 properly applicable to such prior rental agreement pursuant to
134 subsection (d) of this section. In such an event, the owner may bring an
135 action of summary process pursuant to section 21-80, as amended by
136 this act, or the resident may seek relief under section 47a-23c or sections
137 7-148b to 7-148f, inclusive, as amended by this act, if applicable.

138 (c) Whenever a resident rents a mobile manufactured home or a
139 mobile manufactured home space or lot in a mobile manufactured home
140 park which is also a common interest community from a declarant,
141 successor declarant or person acting on the declarant's or successor
142 declarant's behalf, such declarant, successor declarant or person shall,
143 prior to entering into a rental agreement, provide the resident with a
144 written notice that the mobile manufactured home or the mobile
145 manufactured home space or lot is located in a common interest
146 community.

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

166 (e) Each owner shall file with the Department of Consumer Protection
167 copies of the park's rental agreements, aesthetic standards to be
168 complied with by the owner and resident in the event of the sale of the
169 mobile manufactured home by the resident, and rules or regulations
170 concerning the resident's use and occupancy of the premises. Any

171 change in the documents required to be filed under this subsection,
172 other than a change in rent, shall be filed with the Department of
173 Consumer Protection. No rental agreements, aesthetic standards, or
174 rules or regulations, and no changes in the terms or provisions of such
175 documents, other than a change in rent, shall be effective until such
176 documents or changes are filed with the Department of Consumer
177 Protection.

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

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

204 amended by this act. A copy of such notice from the park owner shall
205 be sent to any association of residents of the mobile manufactured home
206 park which has made a written request for such notice.

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

223 (4) If the association and the park owner cannot agree upon a
224 purchase price, the association shall have the right to purchase the
225 property: (A) If the association matches the essential provisions of any
226 existing bona fide offer to purchase the park made by another potential
227 purchaser which offer by such other purchaser the owner is prepared to
228 accept; or (B) if there is no such offer, at a purchase price to be
229 established by an appraiser chosen by the association and the park
230 owner. If the two parties cannot agree upon one appraiser, either party
231 may notify the other, in writing, of such disagreement, and the
232 association shall choose an appraiser, the park owner shall choose an
233 appraiser, and the two appraisers shall choose a third appraiser, which
234 three appraisers shall establish a value of the park. If the park owner
235 refuses to select an appraiser within fifteen days of such notice, the
236 Commissioner of Consumer Protection shall choose an appraiser for the

237 park owner. The costs of all appraisers shall be paid equally by the
238 association and the park owner. Except as otherwise provided in
239 subdivision (5) of this subsection, if, within three hundred sixty-five
240 days from the mailing of the notice required in subdivision (2) of this
241 subsection, no agreement for such sale signed by the association and the
242 park owner has been filed upon the land records, or if the association
243 has not filed a certified statement to purchase the park at the appraised
244 value which value shall also be certified on the land records by the
245 appraiser or appraisers, the right provided in this subsection to
246 purchase the park shall be void and any recorded notice filed pursuant
247 to subdivision (3) of this subsection shall be void.

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

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

263 (a) A mobile manufactured home park resident who owns a mobile
264 manufactured home and is required to remove the home from the park
265 because of a change in use of the land on which said mobile
266 manufactured home is located shall be entitled to receive from the
267 mobile manufactured home park owner (1) relocation expenses to a
268 mobile manufactured home park satisfactory to the resident within one
269 hundred miles of the existing park site up to a maximum of (A) seven

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

301 (b) Notwithstanding the provisions of subsection (a) of this section,
302 in any case in which a mobile manufactured home park containing two
303 hundred or more units in which a majority of residents have been given

304 written notice, prior to June 23, 1999, pursuant to subdivision (3) of
305 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of
306 subsection (b) of section 21-80, as amended by this act, regardless of
307 whether one or more of such notices or the service of such notices is
308 subsequently deemed invalid or ineffective, the amount of the
309 relocation or compensatory payments required to be paid to such
310 resident under the provisions of this section shall not exceed seven
311 thousand dollars, regardless of whether a subsequent valid notice or
312 notices are properly served subsequent to June 23, 1999, and such
313 subsequent notice or notices expire on or after October 1, 2000, but
314 before October 1, 2025.

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

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

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

337 or department of the state or any local government shall assist the
338 department with technical data on sewerage facilities, electrical,
339 plumbing or sanitary services, water supply or fire protection and shall
340 submit such data to the department for the department's use in any
341 hearing held pursuant to this section. In addition to revoking,
342 suspending, placing conditions on, or refusing to renew any license to
343 operate a mobile manufactured home park, the department may,
344 following an administrative hearing, impose a fine of not less than fifty
345 nor more than three hundred dollars for each day that such violation
346 exists. In connection with any investigation the Commissioner of
347 Consumer Protection or the commissioner's authorized agent may
348 administer oaths, issue subpoenas, compel testimony and order the
349 production of books, records and documents. Each owner shall retain
350 all leases, disclosure statements, rules and regulations required under
351 this chapter for at least four years after any resident to whom they relate
352 vacates the park.

353 (b) (1) If an inspection by the department reveals a violation of any
354 provision of this chapter or any regulation issued under this chapter, the
355 cost of all reinspections necessary to determine compliance with any
356 such provision shall be assumed by the owner, except that if a first
357 reinspection indicates compliance with such provision, no charge shall
358 be made.

359 (2) As part of an inspection or investigation, the department may
360 order an owner of a mobile manufactured home park to obtain an
361 independent inspection report, at the sole cost of the owner, that
362 assesses the condition and potential public health impact of a condition
363 at the park, including, but not limited to, the condition of trees and
364 electrical, plumbing or sanitary systems.

365 (3) (A) In ordering an owner of a mobile manufactured home park to
366 obtain an independent inspection report under this subsection, the
367 department may require (i) the person completing such report to have
368 training or be licensed in a particular area related to the ordered
369 inspection, and (ii) that such report specifically address particular areas

370 of, or issues affecting, the park that are of concern to the department.

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

376 (C) The mobile manufactured home park owner shall submit proof of
377 compliance with the provisions of this subdivision at the time the owner
378 submits to the department the independent inspection report required
379 under this subsection.

380 (4) If the department orders a mobile manufactured home park
381 owner to obtain an independent inspection report as part of the owner's
382 application for a license, or for renewal of a license, to operate a mobile
383 manufactured home park, the department shall issue such order to such
384 owner at the electronic mail address such owner most recently provided
385 to the department in such owner's application. Such order shall provide
386 a description of the condition or conditions that require further
387 assessment by such owner.

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

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

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

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

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

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

433 Sec. 5. Subsection (b) of section 21-80 of the general statutes is
434 repealed and the following is substituted in lieu thereof (*Effective October*
435 *1, 2025*):

436 (b) (1) Notwithstanding the provisions of section 47a-23, an owner
437 may terminate a rental agreement or maintain a summary process action
438 against a resident who owns a mobile manufactured home only for one
439 or more of the following reasons:

440 (A) Nonpayment of rent, utility charges or reasonable incidental
441 services charges;

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

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

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

451 (E) A change in the use of the land on which such mobile
452 manufactured home is located, provided all of the affected residents
453 receive written notice (i) at least three hundred sixty-five days before
454 the time specified in the notice for the resident to quit possession of the
455 mobile manufactured home or occupancy of the lot if such notice is
456 given before June 23, 1999, or (ii) at least five hundred forty-five days
457 before the time specified in the notice for the resident to quit possession
458 of the mobile manufactured home or occupancy of the lot if such notice
459 is given on or after June 23, 1999, regardless of whether any other notice
460 under this section or section 21-70, as amended by this act, has been
461 given before June 23, 1999; provided nothing in subsection (f) of section
462 21-70, as amended by this act, section 21-70a, as amended by this act,
463 subsection (a) of this section, this subdivision and section 21-80b shall

464 be construed to invalidate the effectiveness of or require the reissuance
465 of any valid notice given before June 23, 1999.

466 (2) An owner may not maintain a summary process action under
467 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except
468 a summary process action based upon conduct which constitutes a
469 serious nuisance or a violation of subdivision (9) of subsection (b) of
470 section 21-82, prior to delivering a written notice to the resident
471 specifying the acts or omissions constituting the breach and that the
472 rental agreement shall terminate upon a date not less than thirty days
473 after receipt of the notice. If such breach can be remedied by repair by
474 the resident or payment of damages by the resident to the owner and
475 such breach is not so remedied within twenty-one days, the rental
476 agreement shall terminate except that (A) if the breach is remediable by
477 repairs or the payment of damages and the resident adequately
478 remedies the breach within said twenty-one-day period, the rental
479 agreement shall not terminate, or (B) if substantially the same act or
480 omission for which notice was given recurs within six months, the
481 owner may terminate the rental agreement in accordance with the
482 provisions of sections 47a-23 to 47a-23b, inclusive. For the purposes of
483 this subdivision, "serious nuisance" means (i) inflicting bodily harm
484 upon another resident or the owner or threatening to inflict such harm
485 with the present ability to effect the harm and under circumstances
486 which would lead a reasonable person to believe that such threat will be
487 carried out, (ii) substantial and wilful destruction of part of the
488 premises, (iii) conduct which presents an immediate and serious danger
489 to the safety of other residents or the owner, or (iv) using the premises
490 for prostitution or the illegal sale of drugs. If the owner elects to evict
491 based upon an allegation, pursuant to subdivision (8) of subsection (b)
492 of section 21-82, that the resident failed to require other persons on the
493 premises with the resident's consent to conduct themselves in a manner
494 that will not constitute a serious nuisance, and the resident claims to
495 have had no knowledge of such conduct, then, if the owner establishes
496 that the premises have been used for the illegal sale of drugs, the burden
497 shall be on the resident to show that the resident had no knowledge of

498 the creation of the serious nuisance.

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

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

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

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

514 (5) Nothing in this subsection shall prohibit an owner from increasing
515 the rent at the termination of the rental agreement if (A) the owner
516 delivers a written notice of the proposed rent increase to the resident at
517 least ~~[thirty]~~ ninety days before the start of a new rental agreement; (B)
518 the proposed rent is consistent with rents for comparable lots in the
519 same park, provided the proposed rent shall not increase at a rate that
520 exceeds (i) the percentage change in the most recently published
521 consumer price index for the preceding twelve-month period plus one
522 per cent, or (ii) the rate approved by the Mobile Manufactured Home
523 Council pursuant to subsection (c) of section 21-84a, as amended by this
524 act; and (C) the rent is not increased in order to defeat the purpose of
525 this subsection.

526 Sec. 6. Section 21-83 of the general statutes is repealed and the
527 following is substituted in lieu thereof (*Effective October 1, 2025*):

528 (a) An owner and a resident may include in a rental agreement terms
529 and conditions not prohibited by law, including rent, term of the
530 agreement and other provisions governing the rights and obligations of
531 the parties. No rental agreement shall contain the following:

532 (1) Any provision by which the resident agrees to waive or forfeit
533 rights or remedies under this chapter and sections 47a-21, as amended
534 by this act, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26h, inclusive, 47a-
535 35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section
536 of the general statutes or any municipal ordinance, unless such section
537 or ordinance expressly states that such rights may be waived;

538 (2) Any provision which permits the owner to terminate the rental
539 agreement for failure to pay rent unless such rent is unpaid when due
540 and the resident fails to pay rent within nine days thereafter;

541 (3) Any provision which permits the owner to collect a penalty fee for
542 late payment of rent without allowing the resident a minimum of nine
543 days beyond the due date in which to remit or which provides for the
544 payment of rent in a reduced amount if such rent is paid prior to the
545 expiration of such grace period;

546 (4) Any provision which permits the owner to charge a penalty for
547 late payment of rent in excess of five per cent of the total rent due for the
548 mobile manufactured home space or lot or four per cent of the total rent
549 due for the mobile manufactured home and mobile manufactured home
550 space or lot;

551 (5) Any provision which allows the owner to increase the total rent
552 or change the payment arrangements during the term of the rental
553 agreement;

554 (6) Any provision allowing the owner to charge an amount in excess
555 of one month's rent for a security deposit or to retain the security deposit
556 upon termination of the rental agreement if the resident has paid [his]
557 the resident's rent in full as of the date of termination and has caused no
558 damage to the property of the owner or to waive the resident's right to

559 the interest on the security deposit pursuant to section 47a-21, as
560 amended by this act;

561 (7) Any provision allowing the owner to charge an entrance fee to a
562 resident assuming occupancy;

563 (8) Any provision allowing the owner to charge ancillary fees in an
564 aggregate amount that exceeds fifteen dollars annually;

565 [(8)] (9) Any provision authorizing the owner to confess judgment on
566 a claim arising out of the rental agreement;

567 [(9)] (10) Any provision which waives any cause of action against or
568 indemnification from an owner, by a resident for any injury or harm
569 caused to such resident, [his] such resident's family or [his] such
570 resident's guests, or to [his] such resident's property, or the property of
571 [his] such resident's family or [his] such resident's guests resulting from
572 any negligence of the owner, [his] such owner's agents or [his] such
573 owner's assigns in the maintenance of the premises or which otherwise
574 agrees to the exculpation or limitation of any liability of the owner
575 arising under law or to indemnify the owner for that liability or the costs
576 connected therewith;

577 [(10)] (11) Any provision permitting the owner to dispossess the
578 resident without resort to court order;

579 [(11)] (12) Any provision consenting to the distraint of the resident's
580 property for rent;

581 [(12)] (13) Any provision agreeing to pay the owner's attorney's fees
582 in excess of fifteen per cent of any judgment against the resident in any
583 action in which money damages are awarded; or

584 [(13)] (14) Any provision which denies to the resident the right to treat
585 as a breach of the agreement, a continuing violation by the owner,
586 substantial in nature, of any provision set forth in the rental agreement
587 or of any state statute unless the owner discontinues such violation

588 within a reasonable time after written notice is given by the resident by
589 registered or certified mail.

590 (b) A provision prohibited by this chapter included in a rental
591 agreement is unenforceable.

592 Sec. 7. Section 21-84a of the general statutes is repealed and the
593 following is substituted in lieu thereof (*Effective October 1, 2025*):

594 (a) (1) There is established, within the Department of Consumer
595 Protection, a Mobile Manufactured Home [Advisory] Council
596 composed of fourteen regular members and two alternate members as
597 follows: [One member of the Connecticut Real Estate Commission, one
598 employee of the Department of Housing and one employee of the
599 Connecticut Housing Finance Authority to be appointed by the
600 Governor; an attorney-at-law specializing in mobile manufactured
601 home matters to be appointed by the speaker of the House of
602 Representatives; one town planner and one representative of the
603 banking industry to be appointed by the Governor; three mobile
604 manufactured home park owners, one to be appointed by the Governor,
605 one to be appointed by the minority leader of the Senate and one to be
606 appointed by the minority leader of the House of Representatives; a
607 representative of the mobile manufactured home industry to be
608 appointed by the majority leader of the House of Representatives; three]
609 (A) Seven regular members appointed by the Governor, (i) one of whom
610 shall be a member of the Connecticut Real Estate Commission, (ii) one
611 of whom shall be an employee of the Department of Housing, (iii) one
612 of whom shall be an employee of the Connecticut Housing Finance
613 Authority, (iv) one of whom shall be a town planner, (v) one of whom
614 shall be a representative of the banking industry, (vi) one of whom shall
615 be a mobile manufactured home park owner, and (vii) one of whom
616 shall be a senior citizen who is either a resident of a mobile
617 manufactured home park or a representative of other senior citizens
618 who reside in mobile manufactured home parks; (B) one regular
619 member appointed by the speaker of the House of Representatives, who
620 shall be an attorney-at-law specializing in mobile manufactured home

621 matters; (C) one regular member appointed by the majority leader of the
622 House of Representatives, who shall be a representative of the mobile
623 manufactured home industry; (D) one regular member appointed by the
624 minority leader of the House of Representatives, who shall be a mobile
625 manufactured home park owner; (E) one regular member appointed by
626 the minority leader of the Senate, who shall be a mobile manufactured
627 home park owner; (F) three regular members who are mobile
628 manufactured home park tenants or representatives of such tenants,
629 each from different geographic areas of the state, one to be appointed by
630 the Governor, one to be appointed by the president pro tempore of the
631 Senate and one to be appointed by the majority leader of the Senate; and
632 [a senior citizen, who is either a resident of a mobile manufactured home
633 park or a representative of other senior citizens who reside in mobile
634 manufactured home parks, to be appointed by the Governor. The
635 mobile manufactured home park owners and the representative of the
636 mobile manufactured home industry] (G) two alternate members
637 appointed by the Governor, (i) one of whom shall be a mobile
638 manufactured home park owner, and the chairperson of the council may
639 designate such alternate member to serve in lieu of any absent regular
640 member appointed pursuant to subparagraph (A)(vi) of this subdivision
641 or subparagraphs (C) to (E), inclusive, of this subdivision, and (ii) one
642 of whom shall be a mobile manufactured home park tenant or a
643 representative of such tenants, and the chairperson of the council may
644 designate such alternate member to serve in lieu of any absent regular
645 member appointed pursuant to subparagraph (F) of this subdivision.

646 (2) Each regular member appointed pursuant to subparagraph
647 (A)(vi) of subdivision (1) of this subsection or subparagraphs (C) to (E),
648 inclusive, of subdivision (1) of this subsection, and the alternate member
649 appointed pursuant to subparagraph (G)(i) of subdivision (1) of this
650 subsection, shall be appointed from a list submitted to the appointing
651 authorities by the Connecticut Manufactured Housing Association or its
652 successor, if such organization or successor exists. [The mobile
653 manufactured home park tenants or tenant representatives and the
654 senior citizen]

655 (3) Each regular member appointed pursuant to subparagraph
656 (A)(vii) of subdivision (1) of this subsection or subparagraph (F) of
657 subdivision (1) of this subsection, and the alternate member appointed
658 pursuant to subparagraph (G)(ii) of subdivision (1) of this subsection,
659 shall be appointed from a list submitted to the appointing authorities by
660 the Connecticut Manufactured Home Owners Alliance or its successor,
661 if such organization or successor exists.

662 (4) The Governor shall appoint a chairperson from among the regular
663 members of the council. [Members]

664 (5) Regular and alternate members shall serve for a term coterminous
665 with the term of the Governor or until their successors are appointed,
666 whichever is later. Any vacancy shall be filled by the appointing
667 authority for the position which has become vacant. [Members]

668 (6) No regular or alternate member of the council shall [not] be
669 compensated for [their] such member's services.

670 (7) Any [council] regular member who fails to attend three
671 consecutive meetings of the council, or who fails to attend fifty per cent
672 of all meetings of the council held during any calendar year, shall be
673 deemed to have resigned from office.

674 (b) The [advisory] council shall: (1) Monitor the implementation of
675 statutes and regulations affecting mobile manufactured homes; [,] (2)
676 promote mobile manufactured homes in the state; [,] (3) conduct a
677 public education program to (A) improve public perception and local
678 acceptance of mobile manufactured homes, and (B) promote [them]
679 mobile manufactured homes as affordable, decent, safe and sanitary
680 housing; [, and] (4) study additional issues related to mobile
681 manufactured homes; and (5) review and approve, modify or reject each
682 application submitted pursuant to subsection (c) of this section in
683 accordance with the provisions of said subsection.

684 (c) (1) No mobile manufactured home park owner shall implement
685 any proposed rent increase at a rate that exceeds the rate set forth in

686 subparagraph (B)(i) of subdivision (5) of subsection (b) of section 21-80,
687 as amended by this act, unless:

688 (A) At least ninety days before the effective date of such proposed
689 rent increase, the owner submits an application to the council, in a form
690 and manner prescribed by the council, which (i) demonstrates that the
691 proposed rent increase is necessary due to increases in (I) the operating
692 expenses incurred by the owner in operating the mobile manufactured
693 home park, (II) the real property taxes assessed by a municipality
694 against the mobile manufactured home or the mobile manufactured
695 home park and payable by the owner, and (III) any costs that are directly
696 related to the amortized costs of capital improvements in the mobile
697 manufactured home park, (ii) shall include an itemization of all funds
698 allocated for deferred maintenance, and (iii) may include the owner's
699 projected net revenue and profit margin following approval of such
700 proposed rent increase;

701 (B) Prior to a hearing on such application, the owner submits to the
702 council any other information the council reasonably requires for the
703 purposes of this section; and

704 (C) The council, after notice and a hearing held in accordance with
705 the provisions of this subsection, determines that such increase is
706 necessary considering the increased operating expenses, real property
707 taxes and costs set forth in subparagraph (A)(i) of this subdivision.

708 (2) Not later than fifteen days after the council receives a completed
709 application submitted by an owner pursuant to subparagraph (A) of
710 subdivision (1) of this subsection, the council shall: (A) Schedule a
711 hearing date for such application, which hearing date shall be not later
712 than thirty days after the council received such application; and (B) send
713 a hearing notice to the owner in a form and manner prescribed by the
714 council.

715 (3) The owner shall provide each resident of the mobile manufactured
716 home park with at least ten days' advance notice of the hearing date

717 scheduled by the council pursuant to subparagraph (A) of subdivision
718 (2) of this subsection, which notice shall be provided in a form and
719 manner prescribed by the council.

720 (4) The council shall conduct a hearing on the owner's application in
721 accordance with the provisions of chapter 54. Not later than thirty days
722 after such hearing, the council shall: (A) Issue a written decision
723 approving, modifying or rejecting such application; and (B) send notice
724 of such decision to the owner and the resident in a form and manner
725 prescribed by the council.

726 (5) Any party aggrieved by the decision of the council may appeal
727 therefrom to the Superior Court in accordance with the provisions of
728 section 4-183.

729 Sec. 8. Section 7-148b of the general statutes is repealed and the
730 following is substituted in lieu thereof (*Effective October 1, 2025*):

731 (a) For purposes of this section and sections 7-148c to 7-148f,
732 inclusive, "seasonal basis" means housing accommodations rented for a
733 period or periods aggregating not more than one hundred twenty days
734 in any one calendar year and "rental charge" includes any fee or charge
735 in addition to rent that is imposed or sought to be imposed upon a
736 tenant by a landlord.

737 (b) Any town, city or borough may, and any town, city or borough
738 with a population of twenty-five thousand or more, as determined by
739 the most recent decennial census, shall, through its legislative body,
740 adopt an ordinance that creates a fair rent commission. Any such
741 commission shall make studies and investigations, conduct hearings
742 and receive complaints relative to rental charges on housing
743 accommodations, except those accommodations rented on a seasonal
744 basis, within its jurisdiction, which term shall include mobile
745 manufactured homes and mobile manufactured home park lots, in
746 order to control and eliminate excessive rental charges on such
747 accommodations, and to carry out the provisions of sections 7-148b to

748 7-148f, inclusive, as amended by this act, section 47a-20 and subsection
749 (b) of section 47a-23c. The commission, for such purposes, may compel
750 the attendance of persons at hearings, issue subpoenas and administer
751 oaths, issue orders and continue, review, amend, terminate or suspend
752 any of its orders and decisions. The commission may be empowered to
753 retain legal counsel to advise it.

754 (c) Any town, city or borough required to create a fair rent
755 commission pursuant to subsection (b) of this section shall adopt an
756 ordinance creating such commission on or before July 1, 2023. Not later
757 than thirty days after the adoption of such ordinance, the chief executive
758 officer of such town, city or borough shall (1) notify the Commissioner
759 of Housing that such commission has been created, and (2) transmit a
760 copy of the ordinance adopted by the town, city or borough to the
761 commissioner.

762 (d) Any two or more towns, cities or boroughs not subject to the
763 requirements of subsection (b) of this section may, through their
764 legislative bodies, create a joint fair rent commission.

765 (e) Notwithstanding the provisions of subsections (a) to (d), inclusive,
766 of this section, no fair rent commission shall accept any complaint
767 relative to any proposed increase in the rental charges on a mobile
768 manufactured home or a mobile manufactured home park lot within its
769 jurisdiction if (1) the fair rent commission received such complaint on or
770 after October 1, 2025, and (2) such complaint is for a proposed rent
771 increase at a rate that exceeds the rate set forth in subparagraph (B)(i) of
772 subdivision (5) of subsection (b) of section 21-80, as amended by this act.

773 Sec. 9. Subsection (i) of section 47a-21 of the general statutes is
774 repealed and the following is substituted in lieu thereof (*Effective October*
775 *1, 2025*):

776 (i) On and after July 1, 1993, each landlord other than a landlord of a
777 residential unit in any building owned or controlled by any educational
778 institution and used by such institution for the purpose of housing

779 students of such institution and their families, and each landlord or
780 owner of a mobile manufactured home or of a mobile manufactured
781 home space or lot or park, as such terms are defined in [subdivisions (1),
782 (2) and (3) of] section 21-64, as amended by this act, shall pay interest on
783 each security deposit received by such landlord at a rate of not less than
784 the average rate paid, as of December 30, 1992, on savings deposits by
785 insured commercial banks as published in the Federal Reserve Board
786 Bulletin rounded to the nearest one-tenth of one percentage point,
787 except in no event shall the rate be less than one and one-half per cent.
788 On and after January 1, 1994, the rate for each calendar year shall be not
789 less than the deposit index, determined under this section as it was in
790 effect during such year. On and after January 1, 2012, the rate for each
791 calendar year shall be not less than the deposit index, as defined in
792 section 36a-26, for that year. On the anniversary date of the tenancy and
793 annually thereafter, such interest shall be paid to the tenant or resident
794 or credited toward the next rental payment due from the tenant or
795 resident, as the landlord or owner shall determine. If the tenancy is
796 terminated before the anniversary date of such tenancy, or if the
797 landlord or owner returns all or part of a security deposit prior to
798 termination of the tenancy, the landlord or owner shall pay the accrued
799 interest to the tenant or resident not later than twenty-one days after
800 such termination or return. Interest shall not be paid to a tenant for any
801 month in which the tenant has been delinquent for more than ten days
802 in the payment of any monthly rent, unless the landlord imposes a late
803 charge for such delinquency. No landlord shall increase the rent due
804 from a tenant because of the requirement that the landlord pay on
805 interest the security deposit.

806 Sec. 10. Subdivision (5) of section 52-352a of the general statutes is
807 repealed and the following is substituted in lieu thereof (*Effective October*
808 *1, 2025*):

809 (5) "Homestead" means owner-occupied real property, co-op or
810 mobile manufactured home, as defined in [subdivision (1) of] section 21-
811 64, as amended by this act, used as a primary residence.

812 Sec. 11. (NEW) (*Effective July 1, 2025*) (a) Not later than October 1,
 813 2025, and annually thereafter, the owner of a mobile manufactured
 814 home park, as defined in section 21-64 of the general statutes, as
 815 amended by this act, shall submit a report to the local fire marshal
 816 disclosing the water capacity and flow of each fire hydrant located in
 817 such park.

818 (b) If the local fire marshal finds, after reviewing the report submitted
 819 pursuant to subsection (a) of this section, that any fire hydrant located
 820 in the mobile manufactured home park has insufficient water capacity
 821 or flow, or is otherwise not in working order, the local fire marshal shall
 822 report such local fire marshal's finding (1) in the form of a complaint to
 823 the State Fire Marshal and the Department of Consumer Protection, and
 824 (2) to the Mobile Manufactured Home Council established under section
 825 21-84a of the general statutes, as amended by this act."

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

Section 1	<i>October 1, 2025</i>	21-64
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>	21-83
Sec. 7	<i>October 1, 2025</i>	21-84a
Sec. 8	<i>October 1, 2025</i>	7-148b
Sec. 9	<i>October 1, 2025</i>	47a-21(i)
Sec. 10	<i>October 1, 2025</i>	52-352a(5)
Sec. 11	<i>July 1, 2025</i>	New section