



General Assembly

**Amendment**

January Session, 2025

LCO No. 8860



Offered by:

REP. WOOD K., 29<sup>th</sup> Dist.

REP. PAVALOCK-D'AMATO, 77<sup>th</sup> 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 or  
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:

98 Sec. 3. Section 38a-726 of the general statutes is repealed and the  
99 following is substituted in lieu thereof (*Effective October 1, 2025*):

100 (a) No public adjuster shall charge or collect a fee if, within thirty days

101 of a loss to a structure covered by a fire insurance policy, the insurer  
102 offers in writing to pay the full policy limits.

103 (b) Any fee charged to an insured by a public adjuster shall be based  
104 only on the amount of the insurance settlement proceeds actually  
105 [received by the insured] paid by the insurer on the account of a loss and  
106 shall be collected by such public adjuster after the [insured has received  
107 such proceeds from the insurer] insurer has paid such settlement  
108 proceeds."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2025</i>	New section
Sec. 2	<i>October 1, 2025</i>	20-327b(d)(2)(B)
Sec. 3	<i>October 1, 2025</i>	38a-726

Section 1	<i>October 1, 2025</i>	New section
Sec. 2	<i>October 1, 2025</i>	20-327b(d)(2)(B)
Sec. 3	<i>October 1, 2025</i>	38a-726