



General Assembly

Amendment

January Session, 2025

LCO No. 8887



Offered by:
REP. WEIR, 55th Dist.

To: House Bill No. 5428

File No. 587

Cal. No. 361

(As Amended)

**"AN ACT CONCERNING MOBILE MANUFACTURED HOME
PARKS."**

1 Strike section 2 in its entirety and substitute the following in lieu
2 thereof:

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 Section 21-70 of the general statutes is repealed and the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

5 (a) The Commissioner of Consumer Protection shall adopt
6 regulations, in accordance with the provisions of chapter 54, providing
7 for a disclosure statement which shall be used by mobile manufactured
8 home park owners. The disclosure statement shall be a plain language
9 summary of the rights and obligations listed in this chapter, shall be in
10 the ten most commonly spoken languages in this state and shall not add
11 to or diminish the rights and obligations provided by this chapter. Such
12 disclosure statement shall include at least the following information: (1)
13 The monthly rental fee and all considerations payable by the resident to

14 the owner, including, but not limited to, any ancillary fee; (2) the length
15 of the rental term; (3) the amount of land granted by the rental
16 agreement; (4) an enumeration of goods and services to be provided to
17 the resident, including those goods and services to be provided free of
18 charge or in exchange for payment of an ancillary fee; (5) notice if the
19 owner plans to terminate the operation of the park during the term of
20 the rental agreement; (6) a statement of conditions to be complied with
21 by the owner and resident in the event of the sale of the mobile
22 manufactured home by the resident, including aesthetic standards for
23 resale, which conditions shall not be altered by the owner after the rental
24 agreement has been entered into; (7) the rights of residents regarding
25 eviction under section 21-80, as amended by this act; (8) the rights of
26 residents regarding the resale of a mobile manufactured home under
27 section 21-79; (9) the rights of residents in the event that alterations of
28 the rules concerning the resident's use and occupancy of the premises
29 under subsection (b) of this section are to be made; (10) notice that
30 outstanding property taxes may be owed on the mobile manufactured
31 home; and (11) notice that there may be liens and other encumbrances
32 on the mobile manufactured home and that the resident or purchaser
33 should check with the town clerk, tax assessor and tax collector to
34 determine whether any taxes are due on the mobile manufactured home
35 and within any liens or encumbrances on the mobile manufactured
36 home exist. Owners shall provide each prospective resident, before any
37 rental agreement is entered into, and each resident, at the time of the
38 first renewal of [his] such resident's rental agreement which occurs after
39 the effective date of the regulations providing for a disclosure statement,
40 with a completed disclosure statement. No rental agreement entered
41 into on or after the effective date of the regulations providing for a
42 disclosure statement shall be enforceable until the requirements of this
43 subsection are met. A copy of such statement shall be signed by the
44 resident at the time of the rental, acknowledging receipt of a completed,
45 signed copy and such completed, signed copy shall be kept on file by
46 the owner for a period of four years after such resident vacates the park.

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

48 manufactured home space or lot for rent without providing the
49 prospective resident with a copy of an initial written rental agreement
50 before the resident occupies such mobile manufactured home or lot. No
51 owner may rent a mobile manufactured home or mobile manufactured
52 home space or lot to a new resident until a written rental agreement has
53 been signed by the resident and the owner. The initial rental agreement
54 and all renewals offered to a prospective resident or resident by the
55 owner shall be in writing. The term of each rental agreement and
56 renewal shall not be less than one year unless the prospective resident
57 or resident requests, in writing, a term for less than one year. If the
58 owner fails to offer the resident a written renewal of a rental agreement,
59 or if the owner offers a renewal but the resident fails or refuses to sign
60 it, unless there is a disagreement as to the amount of the rent, the prior
61 rental agreement shall be deemed to be extended for one year at the then
62 prevailing park rental and the resident shall be bound by all terms of the
63 prior rental agreement and any prevailing park rental adopted after the
64 prior rental and all rules and regulations properly applicable to such
65 prior rental agreement pursuant to subsection (d) of this section. If there
66 is a disagreement as to the amount of the rent, unless the owner
67 terminates the lease and brings an action of summary process, the prior
68 rental agreement shall be deemed to be extended on a month-to-month
69 basis at the last agreed-upon rent, and the resident shall be bound by all
70 terms of the prior rental agreement and all rules and regulations
71 properly applicable to such prior rental agreement pursuant to
72 subsection (d) of this section. In such an event, the owner may bring an
73 action of summary process pursuant to section 21-80, as amended by
74 this act, or the resident may seek relief under section 47a-23c or sections
75 7-148b to 7-148f, inclusive, as amended by this act, if applicable.

76 (c) Whenever a resident rents a mobile manufactured home or a
77 mobile manufactured home space or lot in a mobile manufactured home
78 park which is also a common interest community from a declarant,
79 successor declarant or person acting on the declarant's or successor
80 declarant's behalf, such declarant, successor declarant or person shall,
81 prior to entering into a rental agreement, provide the resident with a

82 written notice that the mobile manufactured home or the mobile
83 manufactured home space or lot is located in a common interest
84 community.

85 (d) An owner, from time to time, may adopt a rule or regulation,
86 however described, concerning the resident's use and occupancy of the
87 premises. Such rule or regulation shall be enforceable against the
88 resident only if: (1) ~~[the]~~ The purpose of the rule or regulation is to
89 promote the convenience, safety or welfare of the residents, preserve the
90 owner's property from abusive use or make a fair distribution of
91 services and facilities held out for the residents generally; (2) such rule
92 or regulation is reasonably related to the purpose for which it is
93 adopted; (3) such rule or regulation applies to all residents on the
94 premises in a fair manner, provided reasonable exemptions may be
95 made for good cause; (4) such rule or regulation is sufficiently explicit
96 in its prohibition, direction or limitation of the resident's conduct to
97 fairly inform ~~[him]~~ the resident of what ~~[he]~~ the resident shall or shall
98 not do to comply; ~~[,]~~ and (5) the resident has written notice of such rule
99 or regulation at the time ~~[he]~~ the resident enters into the rental
100 agreement or when such rule or regulation is adopted. A rule or
101 regulation having the effect of substantially modifying the terms of a
102 rental agreement previously entered into by a resident shall not apply
103 to such rental agreement without the written consent of the resident.

104 (e) Each owner shall file with the Department of Consumer Protection
105 copies of the park's rental agreements, aesthetic standards to be
106 complied with by the owner and resident in the event of the sale of the
107 mobile manufactured home by the resident, and rules or regulations
108 concerning the resident's use and occupancy of the premises. Any
109 change in the documents required to be filed under this subsection,
110 other than a change in rent, shall be filed with the Department of
111 Consumer Protection. No rental agreements, aesthetic standards, or
112 rules or regulations, and no changes in the terms or provisions of such
113 documents, other than a change in rent, shall be effective until such
114 documents or changes are filed with the Department of Consumer

115 Protection.

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

123 (2) Except as otherwise provided in subdivision (5) of this subsection,
124 any mobile manufactured home park owner who intends to discontinue
125 the use of the land as a mobile manufactured home park or to sell land
126 used as a mobile manufactured home park to any person who intends
127 to discontinue its use as a mobile manufactured home park shall give
128 written notice by first class mail addressed to each mobile manufactured
129 home unit or by personal delivery to each unit upon such land if such
130 transaction will entail the discontinuance of the use of the land for
131 mobile manufactured home park purposes. If an owner of a mobile
132 manufactured home has given the park owner written notice that the
133 owner resides in a place other than the owner's unit, notice shall be sent
134 by first class mail to the address so provided. The notice shall include a
135 statement advising the recipient of the intended discontinuance of use
136 or sale and, except as otherwise provided in subdivision (5) of this
137 subsection, shall be mailed or delivered at least one hundred twenty
138 days prior to the discontinuance of the use of the land as a mobile
139 manufactured home park. The notice may run concurrently with the
140 notice required by subdivision (3) of subsection (a) of section 21-80 or
141 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as
142 amended by this act. A copy of such notice from the park owner shall
143 be sent to any association of residents of the mobile manufactured home
144 park which has made a written request for such notice.

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

148 representing twenty-five per cent or more of the units in the park,
149 including an association formed after the issuance of the notice, may
150 notify the owner of the park that [it] the association is interested in
151 purchasing the mobile manufactured home park. A copy of such notice
152 may be filed on the land records of the town in which the mobile
153 manufactured home park is located. If such notice is given, except as
154 otherwise provided in subdivision (5) of this subsection, the association
155 shall have three hundred sixty-five days after the notice required in
156 subdivision (2) of this subsection has been given to purchase the park
157 through negotiation or the method set forth in subdivision (4) of this
158 subsection. Upon the request of the association, the Department of
159 Housing shall assist the association in developing financing for the
160 purchase of the park.

161 (4) If the association and the park owner cannot agree upon a
162 purchase price, the association shall have the right to purchase the
163 property: (A) If the association matches the essential provisions of any
164 existing bona fide offer to purchase the park made by another potential
165 purchaser which offer by such other purchaser the owner is prepared to
166 accept; or (B) if there is no such offer, at a purchase price to be
167 established by an appraiser chosen by the association and the park
168 owner. If the two parties cannot agree upon one appraiser, either party
169 may notify the other, in writing, of such disagreement, and the
170 association shall choose an appraiser, the park owner shall choose an
171 appraiser, and the two appraisers shall choose a third appraiser, which
172 three appraisers shall establish a value of the park. If the park owner
173 refuses to select an appraiser within fifteen days of such notice, the
174 Commissioner of Consumer Protection shall choose an appraiser for the
175 park owner. The costs of all appraisers shall be paid equally by the
176 association and the park owner. Except as otherwise provided in
177 subdivision (5) of this subsection, if, within three hundred sixty-five
178 days from the mailing of the notice required in subdivision (2) of this
179 subsection, no agreement for such sale signed by the association and the
180 park owner has been filed upon the land records, or if the association
181 has not filed a certified statement to purchase the park at the appraised

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

186 (5) In any case in which a mobile manufactured home park with two
187 hundred or more units in which a majority of residents have been given
188 written notice, prior to June 10, 1999, of the intended discontinuance of
189 the use of the land as a mobile manufactured home park, regardless of
190 whether one or more of such notices or the service of such notices is
191 subsequently deemed invalid or ineffective; ☐ (A) ☐ Any
192 subsequent notice of such intended discontinuance that is given or
193 required to be given after June 23, 1999, by the owner pursuant to this
194 subsection; ☐ and (B) any notice given or action taken pursuant to this
195 subsection after June 23, 1999, by any association representing twenty-
196 five per cent or more of the units in the park shall be subject to the time
197 limitations contained in this subsection that were in effect immediately
198 prior to June 23, 1999."