



General Assembly

Amendment

January Session, 2025

LCO No. 8890



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 5 in its entirety and substitute the following in lieu
2 thereof:

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4 repealed and the following is substituted in lieu thereof (*Effective October*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

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

10 (A) Nonpayment of rent, utility charges or reasonable incidental
11 services charges;

12 (B) Material noncompliance by the resident with any statute or

13 regulation materially affecting the health and safety of other residents
14 or materially affecting the physical condition of the park;

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

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

21 (E) A change in the use of the land on which such mobile
22 manufactured home is located, provided all of the affected residents
23 receive written notice (i) at least three hundred sixty-five days before
24 the time specified in the notice for the resident to quit possession of the
25 mobile manufactured home or occupancy of the lot if such notice is
26 given before June 23, 1999, or (ii) at least five hundred forty-five days
27 before the time specified in the notice for the resident to quit possession
28 of the mobile manufactured home or occupancy of the lot if such notice
29 is given on or after June 23, 1999, regardless of whether any other notice
30 under this section or section 21-70, as amended by this act, has been
31 given before June 23, 1999; provided nothing in subsection (f) of section
32 21-70, as amended by this act, section 21-70a, as amended by this act,
33 subsection (a) of this section, this subdivision and section 21-80b shall
34 be construed to invalidate the effectiveness of or require the reissuance
35 of any valid notice given before June 23, 1999.

36 (2) An owner may not maintain a summary process action under
37 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except
38 a summary process action based upon conduct which constitutes a
39 serious nuisance or a violation of subdivision (9) of subsection (b) of
40 section 21-82, prior to delivering a written notice to the resident
41 specifying the acts or omissions constituting the breach and that the
42 rental agreement shall terminate upon a date not less than thirty days
43 after receipt of the notice. If such breach can be remedied by repair by
44 the resident or payment of damages by the resident to the owner and

45 such breach is not so remedied within twenty-one days, the rental
46 agreement shall terminate except that (A) if the breach is remediable by
47 repairs or the payment of damages and the resident adequately
48 remedies the breach within said twenty-one-day period, the rental
49 agreement shall not terminate, or (B) if substantially the same act or
50 omission for which notice was given recurs within six months, the
51 owner may terminate the rental agreement in accordance with the
52 provisions of sections 47a-23 to 47a-23b, inclusive. For the purposes of
53 this subdivision, "serious nuisance" means (i) inflicting bodily harm
54 upon another resident or the owner or threatening to inflict such harm
55 with the present ability to effect the harm and under circumstances
56 which would lead a reasonable person to believe that such threat will be
57 carried out, (ii) substantial and wilful destruction of part of the
58 premises, (iii) conduct which presents an immediate and serious danger
59 to the safety of other residents or the owner, or (iv) using the premises
60 for prostitution or the illegal sale of drugs. If the owner elects to evict
61 based upon an allegation, pursuant to subdivision (8) of subsection (b)
62 of section 21-82, that the resident failed to require other persons on the
63 premises with the resident's consent to conduct themselves in a manner
64 that will not constitute a serious nuisance, and the resident claims to
65 have had no knowledge of such conduct, then, if the owner establishes
66 that the premises have been used for the illegal sale of drugs, the burden
67 shall be on the resident to show that the resident had no knowledge of
68 the creation of the serious nuisance.

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

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

73 (B) By the owner giving the resident at least sixty days' written notice,
74 which shall state the reason or reasons for such termination, except that,
75 when termination is based upon subparagraph (A) of subdivision (1) of
76 this subsection, the owner need give the resident only thirty days'
77 written notice, which notice shall state the total arrearage due provided,

78 the owner shall not maintain or proceed with a summary process action
79 against a resident who tenders the total arrearage due to the owner
80 within such thirty days and who has not so tendered an arrearage under
81 this subparagraph during the preceding twelve months.

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

84 (5) Nothing in this subsection shall prohibit an owner from increasing
85 the rent at the termination of the rental agreement if (A) the owner
86 delivers a written notice of the proposed rent increase to the resident at
87 least ~~[thirty]~~ ninety days before the start of a new rental agreement; (B)
88 the proposed rent is consistent with rents for comparable lots in the
89 same park, provided if the mobile manufactured home park is
90 comprised of at least fifteen mobile manufactured home spaces or lots,
91 the proposed rent shall not increase at a rate that exceeds (i) the
92 percentage change in the most recently published consumer price index
93 for the preceding twelve-month period plus one per cent, or (ii) the rate
94 approved by the Mobile Manufactured Home Council pursuant to
95 subsection (c) of section 21-84a, as amended by this act; and (C) the rent
96 is not increased in order to defeat the purpose of this subsection."

97 Strike section 7 in its entirety and substitute the following in lieu
98 thereof:

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

101 (a) (1) There is established, within the Department of Consumer
102 Protection, a Mobile Manufactured Home [Advisory] Council
103 composed of fourteen regular members and two alternate members as
104 follows: [One member of the Connecticut Real Estate Commission, one
105 employee of the Department of Housing and one employee of the
106 Connecticut Housing Finance Authority to be appointed by the
107 Governor; an attorney-at-law specializing in mobile manufactured
108 home matters to be appointed by the speaker of the House of

Representatives; one town planner and one representative of the banking industry to be appointed by the Governor; three mobile manufactured home park owners, one to be appointed by the Governor, one to be appointed by the minority leader of the Senate and one to be appointed by the minority leader of the House of Representatives; a representative of the mobile manufactured home industry to be appointed by the majority leader of the House of Representatives; three] (A) Seven regular members appointed by the Governor, (i) one of whom shall be a member of the Connecticut Real Estate Commission, (ii) one of whom shall be an employee of the Department of Housing, (iii) one of whom shall be an employee of the Connecticut Housing Finance Authority, (iv) one of whom shall be a town planner, (v) one of whom shall be a representative of the banking industry, (vi) one of whom shall be a mobile manufactured home park owner, and (vii) one of whom shall be a senior citizen who is either a resident of a mobile manufactured home park or a representative of other senior citizens who reside in mobile manufactured home parks; (B) one regular member appointed by the speaker of the House of Representatives, who shall be an attorney-at-law specializing in mobile manufactured home matters; (C) one regular member appointed by the majority leader of the House of Representatives, who shall be a representative of the mobile manufactured home industry; (D) one regular member appointed by the minority leader of the House of Representatives, who shall be a mobile manufactured home park owner; (E) one regular member appointed by the minority leader of the Senate, who shall be a mobile manufactured home park owner; (F) three regular members who are mobile manufactured home park tenants or representatives of such tenants, each from different geographic areas of the state, one to be appointed by the Governor, one to be appointed by the president pro tempore of the Senate and one to be appointed by the majority leader of the Senate; and [a senior citizen, who is either a resident of a mobile manufactured home park or a representative of other senior citizens who reside in mobile manufactured home parks, to be appointed by the Governor. The mobile manufactured home park owners and the representative of the mobile manufactured home industry] (G) two alternate members

144 appointed by the Governor, (i) one of whom shall be a mobile
145 manufactured home park owner, and the chairperson of the council may
146 designate such alternate member to serve in lieu of any absent regular
147 member appointed pursuant to subparagraph (A)(vi) of this subdivision
148 or subparagraphs (C) to (E), inclusive, of this subdivision, and (ii) one
149 of whom shall be a mobile manufactured home park tenant or a
150 representative of such tenants, and the chairperson of the council may
151 designate such alternate member to serve in lieu of any absent regular
152 member appointed pursuant to subparagraph (F) of this subdivision.

153 (2) Each regular member appointed pursuant to subparagraph
154 (A)(vi) of subdivision (1) of this subsection or subparagraphs (C) to (E),
155 inclusive, of subdivision (1) of this subsection, and the alternate member
156 appointed pursuant to subparagraph (G)(i) of subdivision (1) of this
157 subsection, shall be appointed from a list submitted to the appointing
158 authorities by the Connecticut Manufactured Housing Association or its
159 successor, if such organization or successor exists. [The mobile
160 manufactured home park tenants or tenant representatives and the
161 senior citizen]

162 (3) Each regular member appointed pursuant to subparagraph
163 (A)(vii) of subdivision (1) of this subsection or subparagraph (F) of
164 subdivision (1) of this subsection, and the alternate member appointed
165 pursuant to subparagraph (G)(ii) of subdivision (1) of this subsection,
166 shall be appointed from a list submitted to the appointing authorities by
167 the Connecticut Manufactured Home Owners Alliance or its successor,
168 if such organization or successor exists.

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

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

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

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

181 (b) The [advisory] council shall: (1) Monitor the implementation of
182 statutes and regulations affecting mobile manufactured homes; [] (2)
183 promote mobile manufactured homes in the state; [] (3) conduct a
184 public education program to (A) improve public perception and local
185 acceptance of mobile manufactured homes, and (B) promote [them]
186 mobile manufactured homes as affordable, decent, safe and sanitary
187 housing; [, and] (4) study additional issues related to mobile
188 manufactured homes; and (5) review and approve, modify or reject each
189 application submitted pursuant to subsection (c) of this section in
190 accordance with the provisions of said subsection.

191 (c) (1) No mobile manufactured home park owner of a mobile
192 manufactured home park comprised of at least fifteen mobile
193 manufactured home spaces or lots shall implement any proposed rent
194 increase at a rate that exceeds the rate set forth in subparagraph (B)(i) of
195 subdivision (5) of subsection (b) of section 21-80, as amended by this act,
196 unless:

197 (A) At least ninety days before the effective date of such proposed
198 rent increase, the owner submits an application to the council, in a form
199 and manner prescribed by the council, which (i) demonstrates that the
200 proposed rent increase is necessary due to increases in (I) the operating
201 expenses incurred by the owner in operating the mobile manufactured
202 home park, (II) the real property taxes assessed by a municipality
203 against the mobile manufactured home or the mobile manufactured
204 home park and payable by the owner, and (III) any costs that are directly
205 related to the amortized costs of capital improvements in the mobile
206 manufactured home park, (ii) shall include an itemization of all funds

207 allocated for deferred maintenance, and (iii) may include the owner's
208 projected net revenue and profit margin following approval of such
209 proposed rent increase;

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

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

217 (2) Not later than fifteen days after the council receives a completed
218 application submitted by an owner pursuant to subparagraph (A) of
219 subdivision (1) of this subsection, the council shall: (A) Schedule a
220 hearing date for such application, which hearing date shall be not later
221 than thirty days after the council received such application; and (B) send
222 a hearing notice to the owner in a form and manner prescribed by the
223 council.

224 (3) The owner shall provide each resident of the mobile manufactured
225 home park with at least ten days' advance notice of the hearing date
226 scheduled by the council pursuant to subparagraph (A) of subdivision
227 (2) of this subsection, which notice shall be provided in a form and
228 manner prescribed by the council.

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

235 (5) Any party aggrieved by the decision of the council may appeal
236 therefrom to the Superior Court in accordance with the provisions of
237 section 4-183."

