



General Assembly

Amendment

January Session, 2025

LCO No. 9338



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 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Section 21-79 of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective October 1, 2025*):

5 (a) No owner or operator of a mobile manufactured home park shall
6 require a resident who owns a mobile manufactured home which is safe,
7 sanitary and in conformance with aesthetic standards to remove the
8 home from the development at the time such mobile manufactured
9 home is sold or a mortgage on such a home is foreclosed provided that
10 the purchaser or foreclosing mortgagee shall assume and be bound by
11 the rental agreement of the foreclosed mortgagor and shall be bound by
12 the rules and regulations of the park.

13 (b) A mobile manufactured home shall be presumed to be safe and
14 sanitary if it is established that the mobile manufactured home was
15 constructed in accordance with any nationally recognized building or
16 construction code or standard. Failure to meet any such standard or the
17 provisions of any such code shall not automatically raise a presumption
18 that the mobile manufactured home is unsafe or unsanitary. Such failure
19 shall not be used as a reason for withholding approval of an on-site sale
20 unless such failure renders the mobile manufactured home unsafe or
21 unsanitary.

22 (c) The owner of a mobile manufactured home park shall bear the
23 burden of showing that a mobile manufactured home is unsafe,
24 unsanitary, or fails to meet the aesthetic standards of the development.
25 No aesthetic standard concerning those physical characteristics such as
26 size, original color or original building materials, which cannot be
27 changed without undue financial hardship to the resident, shall be
28 applied against a mobile manufactured home.

29 (d) Any purchaser of a mobile manufactured home sold by a resident
30 may become a resident of the mobile manufactured home park provided
31 he meets the entry requirements for said park and such requirements
32 are equally applied by the owner to all purchasers and prospective
33 residents and the owner approves such entry. Such approval may not
34 be withheld except for good cause. For the purposes of this section good
35 cause means a reasonable cause for the owner to believe (1) that such
36 purchaser intends to utilize the purchased mobile manufactured home
37 for an illegal or immoral purpose or for any purpose that would disturb
38 the quiet enjoyment of the other residents of the park or (2) that the
39 purchaser is or will be financially unable to pay the rent for the space or
40 lot upon which the purchased mobile manufactured home is located. If
41 the owner denies approval to a purchaser, he shall, in writing, state any
42 reason for such disapproval. Such statement shall be delivered to the
43 resident and the purchaser or prospective resident within ten days after
44 the owner receives the completed application of the purchaser or
45 prospective resident. Failure to deliver such notification within ten days

46 shall be deemed to be approval.

47 (e) Any resident wishing to sell his or her home shall request a written
48 statement of the owner's intentions regarding the condition of the home.
49 Within twenty days after receipt of such a request, the owner shall
50 approve the home's condition for resale or deliver a written statement
51 to the resident specifying the reasons why the home is not safe, sanitary,
52 or in conformance with aesthetic standards. Failure of the owner to
53 respond within twenty days shall be deemed to be an approval of the
54 home's condition for resale. If the resident disputes the owner's
55 response, he may seek a declaratory ruling from the Department of
56 Consumer Protection. The resident may attempt to correct defects
57 identified by the owner and may again request the owner's approval of
58 the home's condition for resale. If the resident again disputes the
59 owner's response, he may once again seek a declaratory ruling from the
60 department. An owner's statement of approval shall remain in force for
61 not more than six months. No owner shall exact a commission or fee
62 with respect to the price realized by the seller, unless he has acted as
63 agent for the seller in a sale pursuant to a written contract, or charge a
64 rent for the mobile manufactured home space or lot upon which the
65 purchased mobile manufactured home is located greater than the
66 prevailing rent for any other space or lot located in the park.

67 (f) Notwithstanding the provisions of subsections (a) to (e), inclusive,
68 of this section, any resident who owns a mobile manufactured home
69 shall, prior to the sale of such mobile manufactured home, allow the
70 owner or operator of the mobile manufactured home park to conduct an
71 inspection of the interior and exterior of such mobile manufactured
72 home to determine whether such mobile manufactured home is safe,
73 sanitary and in conformance with aesthetic standards."

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

Sec. 501	October 1, 2025	21-79
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