



General Assembly

**Amendment**

January Session, 2025

LCO No. 9452



Offered by:  
REP. CANINO, 65<sup>th</sup> Dist.

To: House Bill No. 5428

File No. 587

Cal. No. 361

(As Amended)

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

1 Strike section 1 in its entirety and substitute the following in lieu  
2 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 Section 21-64 of the general statutes is repealed and the  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) "Department" means the Department of Consumer Protection;

12       (3) "Dwelling unit" means a mobile manufactured home;

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

15       [(1)] (5) "Mobile manufactured home" means a detached residential  
16 unit having three-dimensional components which are intrinsically  
17 mobile with or without a wheeled chassis or a detached residential unit  
18 built on or after June 15, 1976, in accordance with federal manufactured  
19 home construction and safety standards, and, in either case, containing  
20 sleeping accommodations, a flush toilet, tub or shower bath, kitchen  
21 facilities and plumbing and electrical connections for attachment to  
22 outside systems, and designed for long-term occupancy and to be  
23 placed on rigid supports at the site where it is to be occupied as a  
24 residence, complete and ready for occupancy, except for minor and  
25 incidental unpacking and assembly operations and connection to  
26 utilities systems;

27       [(2)] (6) "Mobile manufactured home park" or "park" means a plot of  
28 ground upon which two or more mobile manufactured homes, occupied  
29 for residential purposes are located;

30       [(3)] (7) "Mobile manufactured home space or lot" means a plot of  
31 ground within a mobile manufactured home park designed for the  
32 accommodation of one mobile manufactured home;

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

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

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

38       [(7)] (8) "Park owner" or "owner" means a licensee or permittee or any  
39 person who owns, operates or maintains a mobile manufactured home  
40 park;

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

42 (9) "Person" means an individual, corporation, limited liability  
43 company, the state or any political subdivision thereof, agency, business  
44 trust, estate, trust, partnership or association, two or more persons  
45 having a joint or common interest, and any other legal or commercial  
46 entity;

47 (10) "Premises" means a dwelling unit and facilities and  
48 appurtenances therein and grounds, areas and facilities held out for the  
49 use of residents generally or whose use is promised to the resident;

50 (11) "Rent" means all periodic payments to be made to the owner  
51 under the rental agreement;

52 (12) "Rental agreement" means all agreements, written or oral, and  
53 valid rules and regulations adopted under subsection (d) of section 21-  
54 70, as amended by this act, embodying the terms and conditions  
55 concerning the use and occupancy of a dwelling unit or premises; and

56 (13) "Resident" means a person who owns, or rents and occupies, a  
57 mobile manufactured home in a mobile manufactured home park."

58 Strike section 5 in its entirety and substitute the following in lieu  
59 thereof:

60 "Sec. 5. Subsection (b) of section 21-80 of the general statutes is  
61 repealed and the following is substituted in lieu thereof (*Effective October*  
62 *1, 2025*):

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

67 (A) Nonpayment of rent, utility charges or reasonable incidental  
68 services charges;

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

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

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

78 (E) A change in the use of the land on which such mobile  
79 manufactured home is located, provided all of the affected residents  
80 receive written notice (i) at least three hundred sixty-five days before  
81 the time specified in the notice for the resident to quit possession of the  
82 mobile manufactured home or occupancy of the lot if such notice is  
83 given before June 23, 1999, or (ii) at least five hundred forty-five days  
84 before the time specified in the notice for the resident to quit possession  
85 of the mobile manufactured home or occupancy of the lot if such notice  
86 is given on or after June 23, 1999, regardless of whether any other notice  
87 under this section or section 21-70, as amended by this act, has been  
88 given before June 23, 1999; provided nothing in subsection (f) of section  
89 21-70, as amended by this act, section 21-70a, as amended by this act,  
90 subsection (a) of this section, this subdivision and section 21-80b shall  
91 be construed to invalidate the effectiveness of or require the reissuance  
92 of any valid notice given before June 23, 1999.

93 (2) An owner may not maintain a summary process action under  
94 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except  
95 a summary process action based upon conduct which constitutes a  
96 serious nuisance or a violation of subdivision (9) of subsection (b) of  
97 section 21-82, prior to delivering a written notice to the resident  
98 specifying the acts or omissions constituting the breach and that the  
99 rental agreement shall terminate upon a date not less than thirty days  
100 after receipt of the notice. If such breach can be remedied by repair by

101 the resident or payment of damages by the resident to the owner and  
102 such breach is not so remedied within twenty-one days, the rental  
103 agreement shall terminate except that (A) if the breach is remediable by  
104 repairs or the payment of damages and the resident adequately  
105 remedies the breach within said twenty-one-day period, the rental  
106 agreement shall not terminate, or (B) if substantially the same act or  
107 omission for which notice was given recurs within six months, the  
108 owner may terminate the rental agreement in accordance with the  
109 provisions of sections 47a-23 to 47a-23b, inclusive. For the purposes of  
110 this subdivision, "serious nuisance" means (i) inflicting bodily harm  
111 upon another resident or the owner or threatening to inflict such harm  
112 with the present ability to effect the harm and under circumstances  
113 which would lead a reasonable person to believe that such threat will be  
114 carried out, (ii) substantial and wilful destruction of part of the  
115 premises, (iii) conduct which presents an immediate and serious danger  
116 to the safety of other residents or the owner, or (iv) using the premises  
117 for prostitution or the illegal sale of drugs. If the owner elects to evict  
118 based upon an allegation, pursuant to subdivision (8) of subsection (b)  
119 of section 21-82, that the resident failed to require other persons on the  
120 premises with the resident's consent to conduct themselves in a manner  
121 that will not constitute a serious nuisance, and the resident claims to  
122 have had no knowledge of such conduct, then, if the owner establishes  
123 that the premises have been used for the illegal sale of drugs, the burden  
124 shall be on the resident to show that the resident had no knowledge of  
125 the creation of the serious nuisance.

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

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

130 (B) By the owner giving the resident at least sixty days' written notice,  
131 which shall state the reason or reasons for such termination, except that,  
132 when termination is based upon subparagraph (A) of subdivision (1) of  
133 this subsection, the owner need give the resident only thirty days'

134 written notice, which notice shall state the total arrearage due provided,  
135 the owner shall not maintain or proceed with a summary process action  
136 against a resident who tenders the total arrearage due to the owner  
137 within such thirty days and who has not so tendered an arrearage under  
138 this subparagraph during the preceding twelve months.

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

141 (5) Nothing in this subsection shall prohibit an owner from increasing  
142 the rent at the termination of the rental agreement if (A) the owner  
143 delivers a written notice of the proposed rent increase to the resident at  
144 least [thirty] ninety days before the start of a new rental agreement; (B)  
145 the proposed rent is consistent with rents for comparable lots in the  
146 same park; and (C) the rent is not increased in order to defeat the  
147 purpose of this subsection."

148 Strike section 7 in its entirety and substitute the following in lieu  
149 thereof:

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

152 (a) (1) There is established, within the Department of Consumer  
153 Protection, a Mobile Manufactured Home [Advisory] Council  
154 composed of fourteen regular members and two alternate members as  
155 follows: [One member of the Connecticut Real Estate Commission, one  
156 employee of the Department of Housing and one employee of the  
157 Connecticut Housing Finance Authority to be appointed by the  
158 Governor; an attorney-at-law specializing in mobile manufactured  
159 home matters to be appointed by the speaker of the House of  
160 Representatives; one town planner and one representative of the  
161 banking industry to be appointed by the Governor; three mobile  
162 manufactured home park owners, one to be appointed by the Governor,  
163 one to be appointed by the minority leader of the Senate and one to be  
164 appointed by the minority leader of the House of Representatives; a

165 representative of the mobile manufactured home industry to be  
166 appointed by the majority leader of the House of Representatives; three]  
167 (A) Seven regular members appointed by the Governor, (i) one of whom  
168 shall be a member of the Connecticut Real Estate Commission, (ii) one  
169 of whom shall be an employee of the Department of Housing, (iii) one  
170 of whom shall be an employee of the Connecticut Housing Finance  
171 Authority, (iv) one of whom shall be a town planner, (v) one of whom  
172 shall be a representative of the banking industry, (vi) one of whom shall  
173 be a mobile manufactured home park owner, and (vii) one of whom  
174 shall be a senior citizen who is either a resident of a mobile  
175 manufactured home park or a representative of other senior citizens  
176 who reside in mobile manufactured home parks; (B) one regular  
177 member appointed by the speaker of the House of Representatives, who  
178 shall be an attorney-at-law specializing in mobile manufactured home  
179 matters; (C) one regular member appointed by the majority leader of the  
180 House of Representatives, who shall be a representative of the mobile  
181 manufactured home industry; (D) one regular member appointed by the  
182 minority leader of the House of Representatives, who shall be a mobile  
183 manufactured home park owner; (E) one regular member appointed by  
184 the minority leader of the Senate, who shall be a mobile manufactured  
185 home park owner; (F) three regular members who are mobile  
186 manufactured home park tenants or representatives of such tenants,  
187 each from different geographic areas of the state, one to be appointed by  
188 the Governor, one to be appointed by the president pro tempore of the  
189 Senate and one to be appointed by the majority leader of the Senate; and  
190 [a senior citizen, who is either a resident of a mobile manufactured home  
191 park or a representative of other senior citizens who reside in mobile  
192 manufactured home parks, to be appointed by the Governor. The  
193 mobile manufactured home park owners and the representative of the  
194 mobile manufactured home industry] (G) two alternate members  
195 appointed by the Governor, (i) one of whom shall be a mobile  
196 manufactured home park owner, and the chairperson of the council may  
197 designate such alternate member to serve in lieu of any absent regular  
198 member appointed pursuant to subparagraph (A)(vi) of this subdivision  
199 or subparagraphs (C) to (E), inclusive, of this subdivision, and (ii) one

200 of whom shall be a mobile manufactured home park tenant or a  
201 representative of such tenants, and the chairperson of the council may  
202 designate such alternate member to serve in lieu of any absent regular  
203 member appointed pursuant to subparagraph (F) of this subdivision.

204 (2) Each regular member appointed pursuant to subparagraph  
205 (A)(vi) of subdivision (1) of this subsection or subparagraphs (C) to (E),  
206 inclusive, of subdivision (1) of this subsection, and the alternate member  
207 appointed pursuant to subparagraph (G)(i) of subdivision (1) of this  
208 subsection, shall be appointed from a list submitted to the appointing  
209 authorities by the Connecticut Manufactured Housing Association or its  
210 successor, if such organization or successor exists. [The mobile  
211 manufactured home park tenants or tenant representatives and the  
212 senior citizen]

213 (3) Each regular member appointed pursuant to subparagraph  
214 (A)(vii) of subdivision (1) of this subsection or subparagraph (F) of  
215 subdivision (1) of this subsection, and the alternate member appointed  
216 pursuant to subparagraph (G)(ii) of subdivision (1) of this subsection,  
217 shall be appointed from a list submitted to the appointing authorities by  
218 the Connecticut Manufactured Home Owners Alliance or its successor,  
219 if such organization or successor exists.

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

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

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

228 (7) Any [council] regular member who fails to attend three  
229 consecutive meetings of the council, or who fails to attend fifty per cent  
230 of all meetings of the council held during any calendar year, shall be



231 deemed to have resigned from office.

232 (b) The [advisory] council shall: (1) Monitor the implementation of  
233 statutes and regulations affecting mobile manufactured homes; [ ] (2)  
234 promote mobile manufactured homes in the state; [ ] (3) conduct a  
235 public education program to (A) improve public perception and local  
236 acceptance of mobile manufactured homes, and (B) promote [them]  
237 mobile manufactured homes as affordable, decent, safe and sanitary  
238 housing; [ ] and (4) study additional issues related to mobile  
239 manufactured homes."

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

Section 1	<i>October 1, 2025</i>	21-64
Sec. 5	<i>October 1, 2025</i>	21-80(b)
Sec. 7	<i>October 1, 2025</i>	21-84a