



General Assembly

***Amendment***

***January Session, 2025***

**LCO No. 9619**



Offered by:  
REP. WEIR, 55<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 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4 repealed and the following is substituted in lieu thereof (*Effective October*  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 manufacture, storage or sale of drugs. If  
61 the owner elects to evict based upon an allegation, pursuant to  
62 subdivision (8) of subsection (b) of section 21-82, that the resident failed  
63 to require other persons on the premises with the resident's consent to  
64 conduct themselves in a manner that will not constitute a serious  
65 nuisance, and the resident claims to have had no knowledge of such  
66 conduct, then, if the owner establishes that the premises have been used  
67 for the illegal sale of drugs, the burden shall be on the resident to show  
68 that the resident had no knowledge of the creation of the serious  
69 nuisance.

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

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

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

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

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

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