



General Assembly

Substitute Bill No. 5265

February Session, 2026



**AN ACT CONCERNING COURT-ORDERED ACCOUNTINGS OF
COMMON INTEREST COMMUNITY FINANCIAL RECORDS AND
REVISING THE DISCLOSURE REQUIREMENTS RELATING TO
COMMON INTEREST COMMUNITIES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2026*) (a) Notwithstanding any
2 provision of the declaration or bylaws to the contrary and except as
3 provided in subsection (c) of section 47-260 of the general statutes, any
4 group of unit owners of units to which at least twenty per cent of the
5 votes in the association are allocated pursuant to the declaration may
6 petition the Superior Court for an order directing such association to
7 retain an independent third party to conduct an audit of such
8 association's financial records retained by such association pursuant to
9 the provisions of subsection (a) of section 47-260 of the general statutes
10 that are related to such association's expenditures and any other
11 financial matters, provided such group of unit owners satisfies the
12 following conditions:

13 (1) Such group of unit owners certifies in writing that a good faith
14 belief exists in grounds for an audit of such association's financial
15 records;

16 (2) Such group of unit owners obtains a signed opinion of an

17 independent certified public accountant who specializes in fraud or
18 financial forensics that there appears to be evidence of financial fraud or
19 misuse of such association's funds. Such signed opinion shall identify
20 the basis for the formation of such opinion;

21 (3) Such group of unit owners certifies in such petition to such group
22 of unit owner's ownership of units to which at least twenty per cent of
23 the votes in such association are allocated pursuant to the declaration
24 and attaches to such petition a certified copy of the allocation of the
25 votes from the declaration as recorded; and

26 (4) No such audit has been completed during the immediately
27 preceding twelve months from the date such group of unit owners filed
28 such petition for an audit of such association's financial records.

29 (b) Any expenses associated with the completion of an audit by an
30 independent third party of an association's financial records pursuant
31 to the provisions of subsection (a) of this section shall be paid for by the
32 group of unit owners who filed such petition for an audit of such
33 association's financial records.

34 (c) Any association or community association manager who provides
35 association management services for such association may charge a
36 reasonable fee to the group of unit owners for providing such
37 association's financial records to an independent third party pursuant
38 to the provisions of this section. For the purposes of this subsection,
39 "association management services" and "community association
40 manager" have the same meanings as provided in section 20-450 of the
41 general statutes.

42 (d) Any association may be entitled to reasonable attorney's fees
43 incurred by the association pursuant to the provisions of this section.

44 Sec. 2. Subparagraph (B) of subdivision (2) of subsection (d) of section
45 20-327b of the 2026 supplement to the general statutes is repealed and
46 the following is substituted in lieu thereof (*Effective October 1, 2026*):

47 (B) A subsection entitled "General Information"

48 (i) Indicate the YEAR the structure was built:

49 (ii) Indicate HOW LONG you have occupied the property: If not
50 applicable, indicate with N/A.

51 (iii) Does anyone else claim to own any part of your property,
52 including, but not limited to, any encroachment(s)? If YES, explain:

53 (iv) Does anyone other than you have or claim to have any right to
54 use any part of your property, including, but not limited to, any
55 easement or right-of-way? If YES, explain:

56 (v) Is the property in a flood hazard area or an inland wetlands area?
57 If YES, explain:

58 (vi) Are you aware of the presence of a dam on the property that has
59 been or is required to be registered with the Department of Energy and
60 Environmental Protection? If YES, explain:

61 (vii) Do you have any reason to believe that the municipality in which
62 the subject property is located may impose any assessment for purposes
63 such as sewer installation, sewer improvements, water main
64 installation, water main improvements, sidewalks or other
65 improvements? If YES, explain:

66 (viii) Is the property located in a municipally designated village
67 district, municipally designated historic district or listed on the National
68 Register of Historic Places? If YES, explain:

69 (ix) Special Statement: Information concerning village districts and
70 historic districts may be obtained from the municipality's village or
71 historic district commission, if applicable.

72 (x) Is the property located in a special tax district? If YES, explain:

73 (xi) Is the property subject to any type of land use restrictions, other
74 than those contained within the property's chain of title or that are

75 necessary to comply with state laws or municipal zoning? If YES,
76 explain:

77 (xii) Is the property located in a common interest community? If YES,
78 is it subject to any community or association dues or fees? Please
79 explain:

80 (xiii) Special Statement: If the property is located in a common
81 interest community that is comprised of more than twelve units, the
82 buyer is advised to (I) obtain a "Resale Certificate", which shall be
83 provided by the common interest community pursuant to state law, and
84 (II) request from the common interest community a report of such
85 common interest community's reserve funds. For any common interest
86 community that is comprised of not more than twelve units and not
87 required to provide such resale certificate, if such resale certificate is not
88 available, the buyer should consult with trade professionals, attorneys,
89 real estate professionals, financial analysts and residents of such
90 common interest community for more information concerning issues
91 that may arise with ownership in common interest communities.

92 [(xiii)] (xiv) Do you have any knowledge of prior or pending
93 litigation, government agency or administrative actions, orders or liens
94 on the property related to the release of any hazardous substance? If
95 YES, explain:

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	New section
Sec. 2	October 1, 2026	20-327b(d)(2)(B)

Statement of Legislative Commissioners:
The title was changed.

INS Joint Favorable Subst.