



General Assembly

**Amendment**

February Session, 2026

LCO No. 4976



Offered by:

REP. LEMAR, 96<sup>th</sup> Dist.

REP. TURCO, 27<sup>th</sup> Dist.

REP. MARTINEZ, 22<sup>nd</sup> Dist.

To: Subst. House Bill No. 5226

File No. 374

Cal. No. 260

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

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective from passage*) (a) As used in this section,  
4 "mobile manufactured home", "mobile manufactured home park",  
5 "resident" and "park owner" have the same meanings as provided in  
6 section 21-64 of the general statutes.

7 (b) During each calendar year beginning on or after January 1, 2027,  
8 the members of a fair rent commission created, established or joined  
9 under section 7-148b of the general statutes shall complete a course of  
10 training concerning the laws governing mobile manufactured homes,  
11 mobile manufactured home parks, residents and park owners, provided  
12 (1) a mobile manufactured home park is located within the jurisdiction  
13 of such commission, and (2) such course has been made available to

14 such members, free of charge, by (A) a nonprofit organization dedicated  
15 to ensuring equal housing access in the state, and (B) a state-wide  
16 membership network of municipalities that have an established fair rent  
17 commission.

18 Sec. 2. (NEW) (*Effective October 1, 2026*) (a) Notwithstanding any  
19 provision of the general statutes, any regional council of governments  
20 formed pursuant to section 4-124j of the general statutes that establishes  
21 a regional fair rent commission under subsection (e) of section 7-148b of  
22 the general statutes shall, solely for purposes of such commission, be  
23 deemed a municipality acting through such commission for purposes of  
24 liability in tort.

25 (b) Any commissioner, officer, employee or authorized agent of a  
26 regional fair rent commission established under subsection (e) of section  
27 7-148b of the general statutes, while acting within the scope of such  
28 commissioner's, officer's, employee's or authorized agent's duties, shall,  
29 solely for purposes of such commission, be entitled to the same  
30 immunities from liability and defenses as are provided to employees,  
31 officers and agents of municipalities under section 52-557n of the  
32 general statutes and any other applicable provision of the general  
33 statutes or common law.

34 (c) Participation by a municipality in a regional fair rent commission  
35 established under subsection (e) of section 7-148b of the general statutes  
36 shall not be construed to increase, expand or otherwise modify the  
37 liability exposure of such municipality beyond that which would apply  
38 if such municipality had created and operated a fair rent commission for  
39 such municipality under section 7-148b of the general statutes.

40 Sec. 3. Subsection (a) of section 21-70 of the general statutes is  
41 repealed and the following is substituted in lieu thereof (*Effective October*  
42 *1, 2026*):

43 (a) The Commissioner of Consumer Protection shall adopt  
44 regulations, in accordance with the provisions of chapter 54, providing

45 for a disclosure statement which shall be used by mobile manufactured  
46 home park owners. The disclosure statement shall be a plain language  
47 summary of the rights and obligations listed in this chapter and shall  
48 not add to or diminish the rights and obligations provided by this  
49 chapter. Such disclosure statement shall include at least the following:  
50 [information:] (1) The monthly rental fee and an enumeration of all  
51 considerations payable by the resident to the owner, including, but not  
52 limited to, all periodic fees, usage fees and penalty fees payable by the  
53 resident to the owner; (2) the length of the rental term; (3) the amount of  
54 land granted by the rental agreement; (4) an enumeration of goods and  
55 services to be provided to the resident, including, but not limited to,  
56 those goods and services to be provided free of charge; (5) notice if the  
57 owner plans to terminate the operation of the park during the term of  
58 the rental agreement; (6) a statement of conditions to be complied with  
59 by the owner and resident in the event of the sale of the mobile  
60 manufactured home by the resident, including, but not limited to,  
61 aesthetic standards for resale, which conditions shall not be altered by  
62 the owner after the rental agreement has been entered into; (7) the rights  
63 of residents regarding eviction under section 21-80, as amended by this  
64 act; (8) the rights of residents regarding the resale of a mobile  
65 manufactured home under section 21-79; (9) the rights of residents in  
66 the event that alterations of the rules concerning the resident's use and  
67 occupancy of the premises under subsection (b) of this section are to be  
68 made; (10) notice that outstanding property taxes may be owed on the  
69 mobile manufactured home; and (11) notice that there may be liens and  
70 other encumbrances on the mobile manufactured home and that the  
71 resident or purchaser should check with the town clerk, tax assessor and  
72 tax collector to determine whether any taxes are due on the mobile  
73 manufactured home and within any liens or encumbrances on the  
74 mobile manufactured home exist. Owners shall provide each  
75 prospective resident, before any rental agreement is entered into, and  
76 each resident, at the time of the first renewal of [his] such resident's  
77 rental agreement which occurs after the effective date of the regulations  
78 providing for a disclosure statement, with a completed disclosure  
79 statement. No rental agreement entered into on or after the effective date

80 of the regulations providing for a disclosure statement shall be  
81 enforceable until the requirements of this subsection are met. A copy of  
82 such statement shall be signed by the resident at the time of the rental,  
83 acknowledging receipt of a completed, signed copy and such  
84 completed, signed copy shall be kept on file by the owner for a period  
85 of four years after such resident vacates the park.

86 Sec. 4. Subsections (a) and (b) of section 21-70a of the general statutes  
87 are repealed and the following is substituted in lieu thereof (*Effective*  
88 *October 1, 2026*):

89 (a) A mobile manufactured home park resident who owns a mobile  
90 manufactured home and is required to remove the home from the park  
91 because of a change in use of the land on which said mobile  
92 manufactured home is located shall be entitled to receive from the  
93 mobile manufactured home park owner (1) relocation expenses to a  
94 mobile manufactured home park satisfactory to the resident within one  
95 hundred miles of the existing park site up to a maximum of (A) seven  
96 thousand dollars if the notice given pursuant to subdivision (3) of  
97 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of  
98 subsection (b) of section 21-80, as amended by this act, expires before  
99 October 1, 2000, regardless of whether such notice was given before or  
100 after June 23, 1999, [or] (B) subject to the provisions of subsection (b) of  
101 this section, ten thousand dollars if the notice given pursuant to  
102 subdivision (3) of subsection (a) of section 21-80 or subparagraph (E) of  
103 subdivision (1) of subsection (b) of section 21-80, as amended by this act,  
104 expires on or after October 1, 2000, but before October 1, 2026, regardless  
105 of whether such notice was given before or after June 23, 1999, or (C)  
106 twenty thousand dollars if the notice given pursuant to subdivision (3)  
107 of subsection (a) of section 21-80 or subparagraph (E) of subdivision (1)  
108 of subsection (b) of section 21-80, as amended by this act, expires on or  
109 after October 1, 2026, regardless of whether such notice was given before  
110 or after October 1, 2026, or (2) in the event a satisfactory site is not  
111 available onto which the mobile manufactured home may be relocated,  
112 the sum of (A) seven thousand dollars if the notice given pursuant to

113 subdivision (3) of subsection (a) of section 21-80 or subparagraph (E) of  
114 subdivision (1) of subsection (b) of section 21-80, as amended by this act,  
115 expires before October 1, 2000, regardless of whether such notice was  
116 given before or after June 23, 1999, [or] (B) subject to the provisions of  
117 subsection (b) of this section, ten thousand dollars if the notice given  
118 pursuant to subdivision (3) of subsection (a) of section 21-80 or  
119 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as  
120 amended by this act, expires on or after October 1, 2000, but before  
121 October 1, 2026, regardless of whether such notice was given before or  
122 after June 23, 1999, or (C) twenty thousand dollars if the notice given  
123 pursuant to subdivision (3) of subsection (a) of section 21-80 or  
124 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as  
125 amended by this act, expires on or after October 1, 2026, regardless of  
126 whether such notice was given before or after October 1, 2026.

127 (b) Notwithstanding the provisions of subsection (a) of this section,  
128 in any case in which a mobile manufactured home park containing two  
129 hundred or more units in which a majority of residents have been given  
130 written notice, prior to June 23, 1999, pursuant to subdivision (3) of  
131 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of  
132 subsection (b) of section 21-80, as amended by this act, regardless of  
133 whether one or more of such notices or the service of such notices is  
134 subsequently deemed invalid or ineffective, the amount of the  
135 relocation or compensatory payments required to be paid to such  
136 resident under the provisions of this section shall not exceed seven  
137 thousand dollars, regardless of whether a subsequent valid notice or  
138 notices are properly served subsequent to June 23, 1999, and such  
139 subsequent notice or notices expire on or after October 1, 2000, but  
140 before October 1, 2026.

141 Sec. 5. Section 21-71 of the general statutes is repealed and the  
142 following is substituted in lieu thereof (*Effective October 1, 2026*):

143 (a) The department may revoke, suspend, place conditions on or  
144 refuse to renew any license to operate a mobile manufactured home  
145 park for a violation of any provision of this chapter or any regulations

146 issued hereunder or any other state or local law or regulation, after  
147 hearing, except that if the department upon investigation finds a  
148 licensee is not providing adequate sewerage facilities, electrical,  
149 plumbing or sanitary services, water supply or fire protection,  
150 suspension of the license shall be automatic, provided such licensee  
151 shall be entitled to a hearing before the department not later than thirty  
152 days after such suspension. A license may be reinstated or reissued if  
153 the circumstances leading to the violation have been remedied and the  
154 park is being maintained and operated in full compliance with this  
155 chapter and the regulations hereunder. Each officer, board, commission  
156 or department of the state or any local government shall assist the  
157 department with technical data on sewerage facilities, electrical,  
158 plumbing or sanitary services, water supply or fire protection and shall  
159 submit such data to the department for the department's use in any  
160 hearing held pursuant to this section. In addition to revoking,  
161 suspending, placing conditions on, or refusing to renew any license to  
162 operate a mobile manufactured home park, the department may,  
163 following an administrative hearing, impose a fine of not less than fifty  
164 nor more than three hundred dollars for each day that such violation  
165 exists. In connection with any investigation the Commissioner of  
166 Consumer Protection or the commissioner's authorized agent may  
167 administer oaths, issue subpoenas, compel testimony and order the  
168 production of books, records and documents. Each owner shall retain  
169 all leases, disclosure statements, rules and regulations required under  
170 this chapter for at least four years after any resident to whom they relate  
171 vacates the park.

172 (b) (1) If an inspection by the department reveals a violation of any  
173 provision of this chapter or any regulation issued under this chapter, the  
174 cost of all reinspections necessary to determine compliance with any  
175 such provision shall be assumed by the owner, except that if a first  
176 reinspection indicates compliance with such provision, no charge shall  
177 be made.

178 (2) As part of an inspection or investigation, the department may

179 order an owner of a mobile manufactured home park to obtain an  
180 independent inspection report, at the sole cost of the owner, that  
181 assesses the condition and potential public health impact of a condition  
182 at the park, including, but not limited to, the condition of trees and  
183 electrical, plumbing or sanitary systems.

184 (3) (A) In ordering an owner of a mobile manufactured home park to  
185 obtain an independent inspection report under this subsection, the  
186 department may require (i) the person completing such report to have  
187 training or be licensed in a particular area related to the ordered  
188 inspection, and (ii) that such report specifically address particular areas  
189 of, or issues affecting, the park that are of concern to the department.

190 (B) In the event that the department requires the person completing  
191 an independent inspection report under this subsection to have training  
192 or be licensed in a particular area, the department shall include such  
193 requirement in the first order the department issues to the mobile  
194 manufactured home park owner requiring such report.

195 (C) The mobile manufactured home park owner shall submit proof of  
196 compliance with the provisions of this subdivision at the time the owner  
197 submits to the department the independent inspection report required  
198 under this subsection.

199 (4) If the department orders a mobile manufactured home park  
200 owner to obtain an independent inspection report as part of the owner's  
201 application for a license, or for renewal of a license, to operate a mobile  
202 manufactured home park, the department shall issue such order to such  
203 owner at the electronic mail address such owner most recently provided  
204 to the department in such owner's application. Such order shall provide  
205 a description of the condition or conditions that require further  
206 assessment by such owner.

207 (5) A mobile manufactured home park owner shall obtain and submit  
208 to the department an independent inspection report required under this  
209 subsection not later than thirty days after the department issued the

210 order requiring such report or a later date approved, in writing, by the  
211 commissioner or the commissioner's designee.

212 (6) Each independent inspection report required under this  
213 subsection shall include (A) an assessment of (i) all conditions outlined  
214 in the department's order requiring such report that impact public  
215 health and safety for the purpose of assessing the risk that such  
216 conditions pose to public health and safety, and (ii) the severity of the  
217 conditions described in subparagraph (A)(i) of this subdivision, and (B)  
218 a detailed plan of action to remedy each condition described in  
219 subparagraph (A)(i) of this subdivision.

220 (7) Not later than ten days after a mobile manufactured home park  
221 owner receives an independent inspection report required under this  
222 subsection, the mobile manufactured home park owner shall provide to  
223 the department, in writing, a detailed plan to remedy the assessed  
224 condition, which plan shall include, at a minimum, a specific timeline,  
225 proposed contractors and a budget.

226 (c) In addition to any other available remedies, the provisions of  
227 section 47a-14h shall be available to all residents in a mobile  
228 manufactured home park including residents who own their own units.

229 (d) The department may issue an order to any owner determined to  
230 be in violation of any provision of this chapter or any regulation issued  
231 under this section after an inspection of a mobile manufactured home  
232 park, providing for the immediate discontinuance of the violation or  
233 timely remediation of such violation. Any owner of a mobile  
234 manufactured home park who fails to comply with any orders  
235 contained in a notice of violation resulting from a reinspection of such  
236 park not later than thirty days after issuance of such notice, including  
237 confirmation of active licensure, shall be fined five hundred dollars per  
238 violation and shall follow the procedures specified in section 51-164n.

239 (e) On and after January 1, 2027, when the department receives a  
240 complaint submitted by a resident regarding a suspected violation of

241 any provision of this chapter, any regulation adopted pursuant to this  
242 chapter or any other state or local law or regulation concerning mobile  
243 manufactured home parks, the department shall promptly provide the  
244 resident with an acknowledgment that the department has received  
245 such complaint, which acknowledgment shall include, at a minimum,  
246 (1) a summary, or a link to an Internet web site displaying a summary,  
247 of the rights and responsibilities of residents, and (2) contact  
248 information for the Connecticut Manufactured Home Owners Alliance  
249 or its successor, if said alliance or such successor exists, including, but  
250 not limited to, a link to said alliance's or such successor's Internet web  
251 site.

252 Sec. 6. Subsection (b) of section 21-80 of the general statutes is  
253 repealed and the following is substituted in lieu thereof (*Effective October*  
254 *1, 2026*):

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

259 (A) Nonpayment of rent, utility charges or reasonable incidental  
260 services charges;

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

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

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

270 (E) A change in the use of the land on which such mobile

271 manufactured home is located, provided all of the affected residents  
272 receive written notice (i) at least three hundred sixty-five days before  
273 the time specified in the notice for the resident to quit possession of the  
274 mobile manufactured home or occupancy of the lot if such notice is  
275 given before June 23, 1999, or (ii) at least five hundred forty-five days  
276 before the time specified in the notice for the resident to quit possession  
277 of the mobile manufactured home or occupancy of the lot if such notice  
278 is given on or after June 23, 1999, regardless of whether any other notice  
279 under this section or section 21-70, as amended by this act, has been  
280 given before June 23, 1999; provided nothing in subsection (f) of section  
281 21-70, section 21-70a, as amended by this act, subsection (a) of this  
282 section, this subdivision and section 21-80b shall be construed to  
283 invalidate the effectiveness of or require the reissuance of any valid  
284 notice given before June 23, 1999.

285 (2) An owner may not maintain a summary process action under  
286 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except  
287 a summary process action based upon conduct which constitutes a  
288 serious nuisance or a violation of subdivision (9) of subsection (b) of  
289 section 21-82, prior to delivering a written notice to the resident  
290 specifying the acts or omissions constituting the breach and that the  
291 rental agreement shall terminate upon a date not less than thirty days  
292 after receipt of the notice. If such breach can be remedied by repair by  
293 the resident or payment of damages by the resident to the owner and  
294 such breach is not so remedied within twenty-one days, the rental  
295 agreement shall terminate except that (A) if the breach is remediable by  
296 repairs or the payment of damages and the resident adequately  
297 remedies the breach within said twenty-one-day period, the rental  
298 agreement shall not terminate, or (B) if substantially the same act or  
299 omission for which notice was given recurs within six months, the  
300 owner may terminate the rental agreement in accordance with the  
301 provisions of sections 47a-23 to 47a-23b, inclusive. For the purposes of  
302 this subdivision, "serious nuisance" means (i) inflicting bodily harm  
303 upon another resident or the owner or threatening to inflict such harm  
304 with the present ability to effect the harm and under circumstances

305 which would lead a reasonable person to believe that such threat will be  
306 carried out, (ii) substantial and wilful destruction of part of the  
307 premises, (iii) conduct which presents an immediate and serious danger  
308 to the safety of other residents or the owner, or (iv) using the premises  
309 for prostitution or the illegal sale of drugs. If the owner elects to evict  
310 based upon an allegation, pursuant to subdivision (8) of subsection (b)  
311 of section 21-82, that the resident failed to require other persons on the  
312 premises with the resident's consent to conduct themselves in a manner  
313 that will not constitute a serious nuisance, and the resident claims to  
314 have had no knowledge of such conduct, then, if the owner establishes  
315 that the premises have been used for the illegal sale of drugs, the burden  
316 shall be on the resident to show that the resident had no knowledge of  
317 the creation of the serious nuisance.

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

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

322 (B) By the owner giving the resident at least sixty days' written notice,  
323 which shall state the reason or reasons for such termination, except that,  
324 when termination is based upon subparagraph (A) of subdivision (1) of  
325 this subsection, the owner need give the resident only thirty days'  
326 written notice, which notice shall state the total arrearage due, provided  
327 [ ] the owner shall not maintain or proceed with a summary process  
328 action against a resident who tenders the total arrearage due to the  
329 owner within such thirty days and who has not so tendered an arrearage  
330 under this subparagraph during the preceding twelve months.

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

333 (5) Nothing in this subsection shall prohibit an owner from increasing  
334 the rent at the termination of the rental agreement if (A) the owner  
335 delivers a written notice of the proposed rent increase to the resident at

336 least [thirty] sixty days before the start of a new rental agreement; (B)  
337 the proposed rent is consistent with rents for comparable lots in the  
338 same park; and (C) the rent is not increased in order to defeat the  
339 purpose of this subsection."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>October 1, 2026</i>	New section
Sec. 3	<i>October 1, 2026</i>	21-70(a)
Sec. 4	<i>October 1, 2026</i>	21-70a(a) and (b)
Sec. 5	<i>October 1, 2026</i>	21-71
Sec. 6	<i>October 1, 2026</i>	21-80(b)