



House of Representatives

File No. 741

General Assembly

February Session, 2026

(Reprint of File No. 374)

Substitute House Bill No. 5226
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
April 29, 2026

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

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

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

5 (b) During each calendar year beginning on or after January 1, 2027,
6 the members of a fair rent commission created, established or joined
7 under section 7-148b of the general statutes shall complete a course of
8 training concerning the laws governing mobile manufactured homes,
9 mobile manufactured home parks, residents and park owners, provided
10 (1) a mobile manufactured home park is located within the jurisdiction
11 of such commission, and (2) such course has been made available to
12 such members, free of charge, by (A) a nonprofit organization dedicated
13 to ensuring equal housing access in the state, and (B) a state-wide

14 membership network of municipalities that have an established fair rent
15 commission.

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

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

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

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

41 (a) The Commissioner of Consumer Protection shall adopt
42 regulations, in accordance with the provisions of chapter 54, providing
43 for a disclosure statement which shall be used by mobile manufactured
44 home park owners. The disclosure statement shall be a plain language
45 summary of the rights and obligations listed in this chapter and shall

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

81 acknowledging receipt of a completed, signed copy and such
82 completed, signed copy shall be kept on file by the owner for a period
83 of four years after such resident vacates the park.

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

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

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

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

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

141 (a) The department may revoke, suspend, place conditions on or
142 refuse to renew any license to operate a mobile manufactured home
143 park for a violation of any provision of this chapter or any regulations
144 issued hereunder or any other state or local law or regulation, after
145 hearing, except that if the department upon investigation finds a
146 licensee is not providing adequate sewerage facilities, electrical,
147 plumbing or sanitary services, water supply or fire protection,

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

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

176 (2) As part of an inspection or investigation, the department may
177 order an owner of a mobile manufactured home park to obtain an
178 independent inspection report, at the sole cost of the owner, that
179 assesses the condition and potential public health impact of a condition
180 at the park, including, but not limited to, the condition of trees and
181 electrical, plumbing or sanitary systems.

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

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

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

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

205 (5) A mobile manufactured home park owner shall obtain and submit
206 to the department an independent inspection report required under this
207 subsection not later than thirty days after the department issued the
208 order requiring such report or a later date approved, in writing, by the
209 commissioner or the commissioner's designee.

210 (6) Each independent inspection report required under this
211 subsection shall include (A) an assessment of (i) all conditions outlined
212 in the department's order requiring such report that impact public
213 health and safety for the purpose of assessing the risk that such

214 conditions pose to public health and safety, and (ii) the severity of the
215 conditions described in subparagraph (A)(i) of this subdivision, and (B)
216 a detailed plan of action to remedy each condition described in
217 subparagraph (A)(i) of this subdivision.

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

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

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

237 (e) On and after January 1, 2027, when the department receives a
238 complaint submitted by a resident regarding a suspected violation of
239 any provision of this chapter, any regulation adopted pursuant to this
240 chapter or any other state or local law or regulation concerning mobile
241 manufactured home parks, the department shall promptly provide the
242 resident with an acknowledgment that the department has received
243 such complaint, which acknowledgment shall include, at a minimum,
244 (1) a summary, or a link to an Internet web site displaying a summary,
245 of the rights and responsibilities of residents, and (2) contact

246 information for the Connecticut Manufactured Home Owners Alliance
247 or its successor, if said alliance or such successor exists, including, but
248 not limited to, a link to said alliance's or such successor's Internet web
249 site.

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

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

257 (A) Nonpayment of rent, utility charges or reasonable incidental
258 services charges;

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

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

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

268 (E) A change in the use of the land on which such mobile
269 manufactured home is located, provided all of the affected residents
270 receive written notice (i) at least three hundred sixty-five days before
271 the time specified in the notice for the resident to quit possession of the
272 mobile manufactured home or occupancy of the lot if such notice is
273 given before June 23, 1999, or (ii) at least five hundred forty-five days
274 before the time specified in the notice for the resident to quit possession
275 of the mobile manufactured home or occupancy of the lot if such notice

276 is given on or after June 23, 1999, regardless of whether any other notice
277 under this section or section 21-70, as amended by this act, has been
278 given before June 23, 1999; provided nothing in subsection (f) of section
279 21-70, section 21-70a, as amended by this act, subsection (a) of this
280 section, this subdivision and section 21-80b shall be construed to
281 invalidate the effectiveness of or require the reissuance of any valid
282 notice given before June 23, 1999.

283 (2) An owner may not maintain a summary process action under
284 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except
285 a summary process action based upon conduct which constitutes a
286 serious nuisance or a violation of subdivision (9) of subsection (b) of
287 section 21-82, prior to delivering a written notice to the resident
288 specifying the acts or omissions constituting the breach and that the
289 rental agreement shall terminate upon a date not less than thirty days
290 after receipt of the notice. If such breach can be remedied by repair by
291 the resident or payment of damages by the resident to the owner and
292 such breach is not so remedied within twenty-one days, the rental
293 agreement shall terminate except that (A) if the breach is remediable by
294 repairs or the payment of damages and the resident adequately
295 remedies the breach within said twenty-one-day period, the rental
296 agreement shall not terminate, or (B) if substantially the same act or
297 omission for which notice was given recurs within six months, the
298 owner may terminate the rental agreement in accordance with the
299 provisions of sections 47a-23 to 47a-23b, inclusive. For the purposes of
300 this subdivision, "serious nuisance" means (i) inflicting bodily harm
301 upon another resident or the owner or threatening to inflict such harm
302 with the present ability to effect the harm and under circumstances
303 which would lead a reasonable person to believe that such threat will be
304 carried out, (ii) substantial and wilful destruction of part of the
305 premises, (iii) conduct which presents an immediate and serious danger
306 to the safety of other residents or the owner, or (iv) using the premises
307 for prostitution or the illegal sale of drugs. If the owner elects to evict
308 based upon an allegation, pursuant to subdivision (8) of subsection (b)
309 of section 21-82, that the resident failed to require other persons on the

310 premises with the resident's consent to conduct themselves in a manner
311 that will not constitute a serious nuisance, and the resident claims to
312 have had no knowledge of such conduct, then, if the owner establishes
313 that the premises have been used for the illegal sale of drugs, the burden
314 shall be on the resident to show that the resident had no knowledge of
315 the creation of the serious nuisance.

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

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

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

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

331 (5) Nothing in this subsection shall prohibit an owner from increasing
332 the rent at the termination of the rental agreement if (A) the owner
333 delivers a written notice of the proposed rent increase to the resident at
334 least [thirty] sixty days before the start of a new rental agreement; (B)
335 the proposed rent is consistent with rents for comparable lots in the
336 same park; and (C) the rent is not increased in order to defeat the
337 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)

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 27 \$	FY 28 \$
Various Municipalities	Potential Cost	Minimal	Minimal

Explanation

The bill requires a regional council of governments (COG) to establish a regional fair rent commission if a mobile manufactured home park is in any of its region's municipalities. This may result in a cost to municipalities beginning in FY 27 to the extent that this requirement results in a COG increasing annual dues to support increased operations expenses.

The bill also makes various changes related to mobile manufactured homes and park statutes resulting in no fiscal impact to the state.

House "A" requires members of fair rent commissions to take a training on mobile manufactured homes under certain circumstances and is not anticipated to result in a fiscal impact. In addition, the amendment makes other technical, clarifying, and conforming changes that do not result in a fiscal impact.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation and actual COG dues.

OLR Bill Analysis**sHB 5226 (as amended by House "A")******AN ACT CONCERNING MOBILE MANUFACTURED HOMES AND MOBILE MANUFACTURED HOME PARKS.*****SUMMARY**

This bill provides liability protections for regional councils of governments (COGs) that establish regional fair rent commissions (FRCs). It also makes changes related to mobile manufactured homes and parks laws by:

1. beginning January 1, 2027, requiring members of an FRC that has a mobile manufactured home park within its jurisdiction take annual training, on laws on mobile manufactured homes, parks, residents, and owners if the training is available for free from a (a) equal housing nonprofit in the state and (b) statewide membership network of municipalities with an FRC (§ 1);
2. requiring that the Department of Consumer Protection's (DCP) regulations on the disclosure statement that mobile manufactured home park owners must give to prospective and certain renewing residents also require disclosure of periodic, usage, and penalty fees (§ 3);
3. increasing, from \$10,000 to \$20,000, the maximum amount of relocation expenses an owner must pay a resident who owns a mobile manufactured home that must be removed from the park due to a change in the park's land use (this increase applies when the owner gives the resident a notice of summary process that expires on or after October 1, 2026, regardless of when it was given) (§ 4);
4. beginning January 1, 2027, requiring DCP to promptly acknowledge receipt of a complaint from a resident about a

suspected violation of state or local laws or regulations governing mobile manufactured homes, and give the resident (a) a summary of or website link to information about their rights and responsibilities and (b) contact information, including a website link, for the Connecticut Manufactured Home Owners Alliance or a successor entity (§ 5); and

5. extending, from 30 to 60 days, the time before the start of a new rental agreement that an owner must give written notice of a rent increase to a resident who owns a mobile manufactured home (§ 6).

Finally, the bill makes minor, technical, and conforming changes.

*House Amendment "A" (1) removes provisions requiring a COG to establish a regional FRC if a mobile manufactured home park is located in its region and (2) adds the provisions on FRC training and liability.

EFFECTIVE DATE: October 1, 2026, except the training requirement is effective upon passage.

LIABILITY PROTECTIONS RELATED TO A REGIONAL FRC

Under the bill, a (1) COG that establishes a regional FRC is treated as a municipality acting through the FRC for purposes of tort liability, notwithstanding any other laws, and (2) municipality that participates in a regional FRC has the same liability as if it had established its own FRC. The bill gives regional FRC commissioners, officers, employees, and agents acting within the scope of their duties the same liability protections as existing law gives municipal employees, officers, and agents (see BACKGROUND for existing municipal liability protections).

Under existing law, a regional FRC is already generally not liable for personal or property damage caused by the (1) acts or omissions of an employee, officer, or agent that are criminal, fraudulent, willful misconduct, or done with actual malice or (2) negligent acts or omissions that require judgment or discretion as an official function of authority granted by law (CGS § 7-148b(g)).

BACKGROUND

Fair Rent Commissions

By law, municipalities with populations of at least 15,000 must, and those with smaller population may, (1) have an FRC, (2) join with one or more contiguous municipalities in a joint FRC, or (3) join a regional FRC created by their COG.

By law, FRCs are generally empowered to (1) control and eliminate excessive (harsh and unconscionable) rental charges and (2) enforce landlord-tenant statutes prohibiting landlord retaliation and establishing eviction protections for certain protected tenants. Among other things, commissions may receive rent complaints and hold hearings on them.

FRCs must consider certain factors, if applicable, when determining whether a rental charge or proposed rent increase is excessive to the point of being “harsh and unconscionable.” Among others, these factors include sanitary conditions, repairs necessary to make the accommodations livable, and compliance with state and local health and safety laws. An FRC may order that an excessive rental charge or proposed increase be reduced to a fair and equitable amount, as determined by the FRC, after holding a hearing on the complaint (CGS § 7-148b et seq.).

Existing Municipal Liability Protections

By law, a political subdivision (such as a municipality) is generally liable for personal or property damage due to:

1. its negligent acts or omissions or those of its employees, officers, and agents acting within the scope of their duties;
2. negligence in functions that it derives a special corporate profit or pecuniary benefit; or
3. nuisances.

By law, a political subdivision (such as a municipality) is generally

not liable for defective roads or bridges; conduct by employees, officers, and agents that are crimes, fraud, actual malice, or willful misconduct; and negligent acts or omissions that require judgment or discretion as an official function. These provisions do not apply to negligent operation of a municipal motor vehicle (CGS § 52-557n(a)).

By law, a political subdivision and any employee, officer, or agent acting within the scope of duty is not liable for damages from:

1. the condition of natural land or unimproved property;
2. the condition of a reservoir, dam, canal, conduit, drain or similar structure used by a person in a manner not reasonably foreseeable;
3. the temporary condition of a road or bridge due to weather when the political subdivision does not know about the condition and has not had a reasonable opportunity to make it safe;
4. the condition of an unpaved road, trail, or footpath used for a recreational or scenic area, when the political subdivision does not know about the condition and has not had a reasonable opportunity to make it safe;
5. bringing a judicial or administrative proceeding unless done without probable cause or with a malicious intent to vex;
6. the act or omission of someone other than an employee, officer, or agent;
7. actions on a permit, license, certificate, approval, order, or similar authorization that are discretionary, unless done with reckless disregard for health or safety;
8. failing to inspect or make a proper inspection of property (other than property owned or leased by or leased to the political subdivision) to determine the property's legal compliance or health or safety hazards, unless the political subdivision had

notice of an issue or failure to have a proper inspection was a reckless disregard for health or safety;

- 9. failing to detect or prevent environmental pollution; or
- 10. conditions on land sold or transferred to the political subdivision by the state that existed at the time of sale or transfer (CGS § 52-557n(b)).

Unpaid members of a municipal commission are generally not personally liable for damages from an act, error, or omission made when exercising their policy or decision-making responsibilities if they acted in good faith and within their duties and not in violation of the law or applicable ethics (CGS § 52-557n(c)).

COMMITTEE ACTION

General Law Committee

Joint Favorable Substitute

Yea 18 Nay 3 (03/16/2026)