



General Assembly

February Session, 2024

Raised Bill No. 5152

LCO No. 26



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING RENTERS IN COMMON INTEREST OWNERSHIP COMMUNITIES.

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

1 Section 1. Section 47-261b of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2024*):

3 (a) At least ten days before adopting, amending or repealing any rule,
4 the executive board shall give all unit owners notice of (1) The executive
5 board's intention to adopt, amend or repeal a rule and shall include with
6 such notice the text of the proposed rule or amendment, or the text of
7 the rule proposed to be repealed; and (2) the date on which the executive
8 board will act on the proposed rule, amendment or repeal after
9 considering comments from unit owners.

10 (b) Following adoption, amendment or repeal of a rule, the
11 association shall give all unit owners notice of its action and include
12 with such notice a copy of any new or amended rule.

13 (c) Subject to the provisions of the declaration, an association may
14 adopt rules to establish and enforce construction and design criteria and

15 aesthetic standards. If an association adopts such rules, the association
16 shall adopt procedures for enforcement of those rules and for approval
17 of construction applications, including a reasonable time within which
18 the association shall act after an application is submitted and the
19 consequences of its failure to act.

20 (d) A rule regulating display of the flag of the United States shall be
21 consistent with federal law. In addition, the association may not prohibit
22 display, on a unit or on a limited common element adjoining a unit, of
23 the flag of this state, or signs regarding candidates for public or
24 association office or ballot questions, but the association may adopt
25 rules governing the time, place, size, number and manner of those
26 displays.

27 (e) Unit owners may peacefully assemble on the common elements to
28 consider matters related to the common interest community, but the
29 association may adopt rules governing the time, place and manner of
30 those assemblies.

31 (f) An association may adopt rules that affect the use of or behavior
32 in units that may be used for residential purposes, only to:

33 (1) Implement a provision of the declaration;

34 (2) Regulate any behavior in or occupancy of a unit [which] that
35 violates the declaration or adversely affects the use and enjoyment of
36 other units or the common elements by other unit owners; or

37 (3) Restrict the leasing of residential units, [to the extent those rules
38 are reasonably designed to meet underwriting requirements of
39 institutional lenders that regularly make loans secured by first
40 mortgages on units in common interest communities or regularly
41 purchase those mortgages,] provided no such restriction shall (A) result
42 in permitting less than fifty per cent of the units to be leased, or (B) be
43 enforceable unless notice thereof is recorded on the land records of each
44 town in which any part of the common interest community is located.
45 Such notice shall be indexed by the town clerk in the grantor index of

46 such land records in the name of the association.

47 (g) In the case of a common interest community that is not a
48 condominium or a cooperative, an association may not adopt or enforce
49 any rules that would have the effect of prohibiting any unit owner from
50 installing a solar power generating system on the roof of such owner's
51 unit, provided such roof is not shared with any other unit owner. An
52 association may adopt rules governing (1) the size and manner of
53 affixing, installing or removing a solar power generating system; (2) the
54 unit owner's responsibilities for periodic upkeep and maintenance of
55 such solar power generating system; and (3) a prohibition on any unit
56 owner installing a solar power generating system upon any common
57 elements of the association.

58 (h) An association's internal business operating procedures need not
59 be adopted as rules.

60 (i) Each rule of the association shall be reasonable.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	47-261b

Statement of Purpose:

To prohibit common interest ownership communities from enacting or enforcing restrictions that limit the number of rented units to less than fifty per cent.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]