



General Assembly

February Session, 2022

Raised Bill No. 5171

LCO No. 1240



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING ABANDONED AND BLIGHTED PROPERTY RECEIVERSHIP.

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

1 Section 1. Subsection (b) of section 8-169aa of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective October*
3 *1, 2022*):

4 (b) (1) [In any municipality with a population of thirty-five thousand
5 or more, a] Any party in interest may file a petition for the appointment
6 of a receiver to take possession and undertake rehabilitation of a
7 building within such municipality, which petition shall be filed in the
8 superior court for the judicial district in which such building is located.
9 The proceeding on the petition shall constitute an action in rem.

10 (2) (A) The petition shall include a sworn statement of the petitioner
11 that, to the best of his or her knowledge, the building meets the
12 conditions described in subdivision (2) of subsection (c) of this section
13 on the date the petition is filed. The petition shall also include, to the

14 extent available to the petitioner after his or her reasonable efforts to
15 obtain the following information, (i) a copy of any citation or order
16 charging the owner of the building with being in violation of municipal
17 code requirements or determining the building to be a public nuisance,
18 blighted or unfit for human occupancy or use, (ii) a recommendation for
19 appointment as receiver for the building, (iii) a preliminary plan
20 detailing (I) initial cost estimates of rehabilitation of the building for
21 purposes of compliance with the applicable municipal code and plan for
22 the area adopted by the municipality in which the building is located,
23 and (II) anticipated funding sources, and (iv) a schedule of each
24 mortgage, lien or other encumbrance on the building.

25 (B) The petition may include any other property adjacent to the
26 building, provided (i) such other property is owned by the same owner
27 as the building, and (ii) the building and each such property are used
28 for a single or interrelated purpose.

29 (3) A true copy of the petition shall be served on the owner of the
30 building and each lienholder of record, including any municipality,
31 unless such municipality is the petitioner, in the manner provided by
32 section 52-57. In addition, the petitioner shall record a notice of lis
33 pendens with the clerk of such municipality, in the manner provided by
34 section 52-325.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2022	8-169aa(b)

PD *Joint Favorable*