



General Assembly

January Session, 2021

**Raised Bill No. 6418**

LCO No. 3261



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2 repealed and the following is substituted in lieu thereof (*Effective October*  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, 2021*):

4 (b) (1) [In any municipality with a population of thirty-five thousand  
5 or more, a] A party in interest may file a petition for the appointment of  
6 a receiver to take possession and undertake rehabilitation of a building  
7 within such municipality, which petition shall be filed in the superior  
8 court for the judicial district in which such building is located. The  
9 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, 2021	8-169aa(b)

**Statement of Purpose:**  
To remove the municipal population threshold for certain parties to petition the Superior Court for appointment of a receiver for a blighted and abandoned property.

*[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.]*