



General Assembly

January Session, 2025

Proposed Bill No. 6158

LCO No. 2737



* 0 2 7 3 7 *

Referred to Committee on JUDICIARY

Introduced by:

REP. PAVALOCK-D'AMATO, 77th Dist.

**AN ACT CONCERNING THE ASSERTION OF A SPECIAL DEFENSE
AGAINST A CLAIM OF NONPAYMENT OF A COMMON EXPENSE
ASSESSMENT.**

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

- 1 That chapter 828 of the general statutes be amended to allow
- 2 nonpayment due to gross negligence without inhabitability as a special
- 3 defense against a claim of nonpayment of a common expense
- 4 assessment.

Statement of Purpose:

To permit condominium unit owners to assert a special defense against a claim of nonpayment of a common interest assessment under certain circumstances.