



General Assembly

January Session, 2025

Raised Bill No. 7068

LCO No. 5203



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:
(INS)

***AN ACT CONCERNING COURT-ORDERED ACCOUNTINGS OF
COMMON INTEREST COMMUNITY FINANCIAL RECORDS.***

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

1 Section 1. (NEW) (*Effective October 1, 2025*) Notwithstanding any
2 provision of the declaration or bylaws to the contrary and except as
3 provided in subsection (c) of section 47-260 of the general statutes, any
4 unit owner of an association may petition the Superior Court for an
5 order directing such association to retain an independent third party to
6 conduct an accounting of such association's financial records retained
7 by such association pursuant to the provisions of subsection (a) of
8 section 47-260 of the general statutes that are related to such
9 association's expenditures and any other financial matters, provided
10 such unit owner satisfies the following conditions:

11 (1) Such unit owner or authorized agent of such unit owner certifies
12 in writing that grounds for a good faith belief exist for an accounting of
13 such association's financial records;

14 (2) The unit owner or authorized agent of such unit owner obtains a
15 signed opinion of an independent certified public accountant who

16 specializes in fraud and financial forensics that there appears to be
17 evidence of financial fraud or misuse of such association's funds. Such
18 signed opinion shall identify the basis for the formation of such opinion;
19 and

20 (3) Such unit owner holds not less than ten per cent of undirected or
21 directed proxies of the unit owners giving authority to such unit owner
22 to file such petition for an accounting of such association's financial
23 records.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2025	New section

Statement of Purpose:

To allow any unit owner of a common interest community to petition the Superior Court for an accounting of such association's financial records.

[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.]