



General Assembly

February Session, 2024

**Substitute Bill No. 143**



**AN ACT CONCERNING EVICTIONS FOR CAUSE.**

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

1 Section 1. Section 47a-23c of the 2024 supplement to the general  
2 statutes is repealed and the following is substituted in lieu thereof  
3 (*Effective October 1, 2024*):

4 (a) (1) Except as provided in subdivision (2) of this subsection, this  
5 section applies to any tenant who resides in a building or complex  
6 consisting of five or more separate dwelling units or who resides in a  
7 mobile manufactured home park, [and who is either: (A) Sixty-two  
8 years of age or older, or whose spouse, sibling, parent or grandparent is  
9 sixty-two years of age or older and permanently resides with that  
10 tenant, or (B) a person with a physical or mental disability, as defined in  
11 subdivision (12) of section 46a-64b, or whose spouse, sibling, child,  
12 parent or grandparent is a person with a physical or mental disability  
13 who permanently resides with that tenant, but only if such disability can  
14 be expected to result in death or to last for a continuous period of at least  
15 twelve months.]

16 (2) With respect to tenants in common interest communities, this  
17 section applies only to (A) a conversion tenant, as defined in subsection  
18 (3) of section 47-283, who (i) [is] resides in a building or complex  
19 described in subdivision (1) of this subsection, or a mobile

20 manufactured home park, or (ii) [is not] does not reside in a building or  
21 complex described in subdivision (1) of this subsection, or a mobile  
22 manufactured home park but, during a transition period, as defined in  
23 subsection (4) of section 47-283, is residing in a conversion  
24 condominium created after May 6, 1980, or in any other conversion  
25 common interest community created after December 31, 1982, or (iii) [is  
26 not] does not reside in a building or complex described in subdivision  
27 (1) of this subsection, or a mobile manufactured home park, but is  
28 otherwise protected as a conversion tenant by public act 80-370, and (B)  
29 a tenant who is not a conversion tenant but [who is described in  
30 subdivision (1) of this subsection if his] whose landlord owns five or  
31 more dwelling units in the common interest community in which the  
32 dwelling unit is located.

33 (3) As used in this section, "tenant" includes each resident of a mobile  
34 manufactured home park, as defined in section 21-64, including a  
35 resident who owns [his own home] the home in which such resident  
36 resides, "landlord" includes a "licensee" and an "owner" of a mobile  
37 manufactured home park, as defined in section 21-64, "complex" means  
38 two or more buildings on the same or contiguous parcels of real  
39 property under the same ownership, and "mobile manufactured home  
40 park" means a parcel of real property, or contiguous parcels of real  
41 property under the same ownership, upon which five or more mobile  
42 manufactured homes occupied for residential purposes are located.

43 (b) (1) No landlord may bring an action of summary process or other  
44 action to dispossess a tenant who resides in a building or complex  
45 described in subsection (a) of this section, or a mobile manufactured  
46 home park, except for one or more of the following reasons: (A)  
47 Nonpayment of rent; (B) refusal to agree to a fair and equitable rent  
48 increase, as [defined] described in subsection (c) of this section; (C)  
49 material noncompliance with section 47a-11 or subsection (b) of section  
50 21-82, which materially affects the health and safety of the other tenants  
51 or which materially affects the physical condition of the premises; (D)  
52 voiding of the rental agreement pursuant to section 47a-31, or material

53 noncompliance with the rental agreement; (E) material noncompliance  
54 with the rules and regulations of the landlord adopted in accordance  
55 with section 47a-9 or 21-70; (F) permanent removal by the landlord of  
56 the dwelling unit of such tenant from the housing market; or (G) bona  
57 fide intention by the landlord to use such dwelling unit as [his] such  
58 landlord's principal residence.

59 (2) The ground stated in subparagraph (G) of subdivision (1) of this  
60 subsection is not available to the owner of a dwelling unit in a common  
61 interest community occupied by a conversion tenant.

62 (3) A tenant may not be dispossessed for a reason described in  
63 subparagraph (B), (F) or (G) of subdivision (1) of this subsection during  
64 the term of any existing rental agreement.

65 (c) (1) The rent of a tenant protected by this section may be increased  
66 only to the extent that such increase is fair and equitable, based on the  
67 criteria set forth in section 7-148c.

68 (2) Any such tenant aggrieved by a rent increase or proposed rent  
69 increase may file a complaint with the fair rent commission, if any, for  
70 the town, city or borough where [his] such tenant's dwelling unit or  
71 mobile manufactured home park lot is located; or, if no such fair rent  
72 commission exists, may bring an action in the Superior Court to contest  
73 the increase. In any such court proceeding, the court shall determine  
74 whether the rent increase is fair and equitable, based on the criteria set  
75 forth in section 7-148c.

76 [(d) A landlord, to determine whether a tenant is a protected tenant,  
77 as described in subdivision (1) of subsection (a) of this section, may  
78 request proof of such protected status. On such request, any tenant  
79 claiming protection shall provide proof of the protected status within  
80 thirty days. The proof shall include a statement of a physician or an  
81 advanced practice registered nurse in the case of alleged blindness or  
82 other physical disability.]

83 [(e)] (d) (1) On and after January 1, [2024] 2025, whenever a dwelling

84 unit located in a building or complex consisting of five or more separate  
85 dwelling units or in a mobile manufactured home park is rented to, or a  
86 rental agreement is entered into or renewed with, a tenant, the landlord  
87 of such dwelling unit or such landlord's agent shall provide such tenant  
88 with written notice of the provisions of subsections (b) and (c) of this  
89 section in a form as described in subdivision (2) of this subsection.

90 (2) Not later than December 1, [2023] 2024, the Commissioner of  
91 Housing shall create a notice to be used by landlords, pursuant to  
92 subdivision (1) of this subsection, to inform tenants of the rights  
93 provided to [protected] tenants under subsections (b) and (c) of this  
94 section. Such notice shall be a one-page, plain-language summary of  
95 such rights and shall be available in both English and Spanish. Not later  
96 than December 1, [2023] 2024, such notice shall be posted on the  
97 Department of Housing's Internet web site.

98 (3) Not later than December 1, 2028, the commissioner shall (A)  
99 translate the notice required under subdivision (2) of this subsection  
100 into the five most commonly spoken languages in the state, as  
101 determined by the commissioner, and (B) post such translations on the  
102 Department of Housing's Internet web site not later than December 1,  
103 2028.

104 Sec. 2. Section 47-88b of the general statutes is repealed and the  
105 following is substituted in lieu thereof (*Effective October 1, 2024*):

106 (a) Any declarant of a conversion condominium shall include in [his]  
107 such declarant's public offering statement, in addition to the  
108 requirements of section 47-71b the following:

109 (1) A specific statement of the amount of any initial or special  
110 condominium fee due from the purchaser on or before settlement of the  
111 purchase contract and the basis of such fee.

112 (2) Information on the actual expenditures made on all repairs,  
113 maintenance, operation or upkeep of the subject building or buildings  
114 within the last three years, set forth tabularly with the proposed budget

115 of the condominiums and cumulatively broken down on a per unit basis  
116 in proportion to the percentage of the undivided interest in the common  
117 expenses allocated to each unit by the condominium instruments. If  
118 such building or buildings have not been occupied for a period of three  
119 years then the information shall be set forth for the maximum period  
120 such building or buildings have been occupied.

121 (3) A description of the provisions made in the budget for adequate  
122 reserves for capital expenditures and an explanation of the basis for such  
123 reserves as required by section 47-88e.

124 (4) A statement of the declarant, certified by a professional engineer  
125 registered or exempted under chapter 391, as to the present conditions  
126 of all structural and major mechanical components in the condominium  
127 which statement shall include the approximate dates of construction,  
128 installation and major repairs, and the expected useful life of each item,  
129 together with the estimated cost, in current dollars, of replacing each of  
130 the same.

131 (b) In the case of a conversion condominium, the landlord or  
132 developer shall give at least one hundred eighty [days] days' notice to  
133 each of the tenants of the building or buildings which are to be  
134 submitted to the provisions of this chapter. Such notice shall be hand-  
135 delivered or sent by certified mail, return receipt requested, and shall  
136 inform tenants of: (1) The owner's intent to create a conversion  
137 condominium; (2) the exclusive right of each tenant to contract for the  
138 purchase of [his] such tenant's unit during the first ninety days; (3) the  
139 right of each tenant to remain in [his] such tenant's unit for one hundred  
140 eighty days or until the expiration of [his] such tenant's lease; (4) the  
141 possibility of relocation assistance and the address and phone number  
142 for information concerning such assistance; (5) the availability of state  
143 financial assistance to assist a tenant in the purchase of [his] such  
144 tenant's unit; and (6) whether the declarant is offering or arranging any  
145 special financing. Such notice shall be accompanied by a copy of the  
146 public offering statement containing the information required by section  
147 47-71b and subsection (a) of this section.

148 (c) For a period of ninety days after the thirty-day period established  
149 under subsection [(j)] (i) of this section, each of [the said] such tenants  
150 shall have the exclusive right to contract for the purchase of the unit [he]  
151 the tenant occupies. Any tenants who do not exercise [said] such option  
152 shall be entitled to remain in the premises under their existing leases,  
153 subject to all the terms and conditions contained therein, except that  
154 upon the filing of the declaration, [said] the lease shall be considered  
155 assigned to the declarant. After receiving such notice a tenant may  
156 abandon [his] such tenant's unit and terminate [his] such tenant's  
157 tenancy without incurring any liability for such early termination of  
158 [his] the rental agreement, provided [he] such tenant gives one month's  
159 advance notice to the landlord. At the option of the tenant, any lease  
160 which expires within such one hundred eighty-day period shall be  
161 extended to the end of such period and no increase in rent may take  
162 effect during such period.

163 (d) Except pursuant to a purchase agreement for a unit, any provision  
164 in a contract, lease or other undertaking [which] that allows a landlord  
165 or developer at [his] the landlord or developer's option to cancel and  
166 terminate such contract, lease or other undertaking upon the conversion  
167 of the property to the condominium form of ownership without  
168 conforming to the notice and option requirements of this section is  
169 hereby declared to be unenforceable and contrary to public policy.

170 (e) Any declarant of a conversion condominium shall, in addition to  
171 the requirements of subsection (a) of this section, include with the  
172 condominium instruments a copy of the notice set forth in subsection  
173 (b) of this section and a certified statement that such notice, fully  
174 complying with the provisions of subsection (b) of this section, was,  
175 prior to the time of the recording of the declaration of condominium,  
176 mailed or delivered to each of the tenants in the building or buildings to  
177 be converted.

178 (f) Any declarant of a conversion condominium shall, in addition to  
179 the filing required by section 47-71, file with the Department of Housing  
180 within one hundred twenty days of the giving of the notice required by

181 subsection (b) of this section: (1) A copy of the declaration and the public  
182 offering statement submitted to each tenant, and (2) a sworn statement  
183 that each tenant who is entitled to receive notice under subsection (b) of  
184 this section and has not exercised [his] such tenant's option to buy has  
185 received the notice required by subsection (b) of this section and has  
186 received relocation assistance which has included information on the  
187 availability of alternate housing, financing programs and federal, state  
188 and municipal housing assistance and the availability of moving and  
189 relocation expenses under section 47-88d, or that reasonable efforts have  
190 been made to provide such relocation assistance to such tenant. If at the  
191 time of such filing all of the tenants have not received notice under  
192 subsection (b) of this section, the declarant shall file subsequent sworn  
193 statements with the department [within] not later than one hundred  
194 twenty days [of] after the date notice was given to a tenant. The  
195 department shall charge a fee of two dollars per unit converted for such  
196 filing. The Commissioner of Housing shall adopt regulations, in  
197 accordance with the provisions of chapter 54, within ninety days of May  
198 7, 1980, to determine the type of information to be included in such  
199 relocation assistance.

200 (g) No eviction proceedings shall be brought against any of the  
201 occupants [resident] residing in any building or group of buildings  
202 converted to condominium ownership pursuant to this section within  
203 the term of any existing lease or within the one-hundred-eighty-day  
204 period provided for under subsection (b) of this section, whichever is  
205 later, for failure to purchase or any other reasons applicable to  
206 termination of tenancy other than nonpayment of rent or similar  
207 justifiable reasons ordinary to landlord rights where a lease exists  
208 assuring quiet enjoyment.

209 (h) A declarant of a conversion condominium or a unit owner shall  
210 give at least sixty [days] days' notice of any proposed rent increase to  
211 any lessee whose eviction is prohibited under subsection (b) of section  
212 47a-23c, as amended by this act. Any such lessee may abandon [his] the  
213 lessee's unit and terminate [his] such lessee's tenancy without incurring

214 any liability for an early termination of [his] the rental agreement  
215 provided [he] the lessee gives thirty [days] days' notice to the declarant  
216 or unit owner.

217 [(i) After the conversion of a dwelling unit in a building to  
218 condominium ownership, the declarant or unit owner, for the purpose  
219 of determining if a lessee's eviction is prohibited under subsection (b) of  
220 section 47a-23c, may ask any lessee to provide proof of the age,  
221 blindness or physical disability of such lessee or any person residing  
222 with him, or of the familial relationship existing between such lessee  
223 and any person residing with him. The lessee shall provide such proof,  
224 including, in the case of alleged physical disability, a statement of a  
225 physician, a physician assistant or an advanced practice registered nurse  
226 or, in the case of alleged blindness, a statement of a physician, an  
227 advanced practice registered nurse or an optometrist, within thirty  
228 days.]

229 [(j)] (i) During the first thirty days of the one hundred eighty-day  
230 period under subsection (b) of this section, an organization, if any,  
231 representing tenants of a building or buildings [being submitted] subject  
232 to the provisions of this chapter shall have the exclusive right to contract  
233 for the purchase of such building or buildings.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2024	47a-23c
Sec. 2	October 1, 2024	47-88b

**Statement of Legislative Commissioners:**

In Section 2(a), "his" was changed to "such declarant's" for consistency, in Sections 2(b)(2) and 2(b)(5), "his" was changed to "such tenant's" for consistency, and in Section 2(i), "being submitted" was changed to "subject" for clarity.

**HSG** Joint Favorable Subst. -LCO