



General Assembly

Amendment

January Session, 2021

LCO No. 9923



Offered by:

SEN. CICARELLA, 34th Dist.

SEN. SAMPSON, 16th Dist.

To: Subst. Senate Bill No. 87

File No. 181

Cal. No. 143

(As Amended)

"AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES."

1 Strike section 3 in its entirety and renumber the remaining sections
2 and internal references accordingly

3 After the last section, add the following and renumber sections and
4 internal references accordingly:

5 "Sec. 501. Section 47a-3 of the general statutes is repealed and the
6 following is substituted in lieu thereof (*Effective from passage*):

7 A landlord and a tenant may include in a rental agreement terms and
8 conditions not prohibited by law, including rent, term of the agreement
9 and other provisions governing the rights and obligations of the parties,
10 including, but not limited to, a provision prohibiting any tenant from
11 operating a family child care home or group child care home, as
12 described in section 19a-77.

13 Sec. 502. Subsection (c) of section 47-80 of the general statutes is
14 repealed and the following is substituted in lieu thereof (*Effective from*
15 *passage*):

16 (c) The bylaws shall provide for the following: (1) The election from
17 among the unit owners of a board of directors, the number of persons
18 constituting and the term of office of such board; a provision that the
19 terms of at least one-third of such board shall expire annually; the
20 powers and duties of the board; the compensation, if any, of the
21 directors; the method of removal from such board; the powers of the
22 board in engaging the services of a manager or managing agent;
23 provided, (A) during the first five years following the recording of the
24 declaration pursuant to the provisions of this chapter and so long as the
25 declarant is the owner of any units, the bylaws may provide for a board
26 of directors which consists of persons other than unit owners and (B) the
27 bylaws may provide that a unit owner's spouse, having no ownership
28 interest, may be a director if such spouse is a resident of the
29 condominium; (2) the method of calling meetings of the unit owners;
30 and the percentage, if other than a majority, of unit owners which shall
31 constitute a quorum; (3) the qualifications of the officers of the
32 association, and their powers, duties, manner of selection and removal
33 and term and compensation, if any; (4) maintenance, repair and
34 replacement of the common elements and payments therefor, including
35 the method of approving payment vouchers; (5) the manner of assessing
36 against and collecting from the unit owners their share of the common
37 expenses; (6) designation and removal of personnel necessary for the
38 maintenance, repair and replacement of the common elements; (7) the
39 method of adopting and amending administrative rules and regulations
40 governing the details of the operation and use of the common elements;
41 (8) such restrictions on and requirements respecting the use and
42 maintenance of the units, including, but not limited to, any prohibition
43 of the operation of a family child care home or group child care home,
44 as described in section 19a-77, and the use of the common elements as
45 are not set forth in the declaration, designed to prevent unreasonable
46 interference with the use of their respective units and of the common

47 elements by the several unit owners; (9) such provisions governing the
 48 alienation, conveyance, sale, leasing, purchase, ownership and
 49 occupancy of units as are deemed desirable; (10) such provisions for the
 50 establishment of reserves to provide for maintenance, improvements,
 51 replacements, working capital, bad debts, depreciation, obsolescence,
 52 and similar purposes as are deemed desirable, except that for a
 53 conversion condominium, provisions for reserves for capital
 54 expenditures shall be required; (11) the manner by which the bylaws
 55 may be modified or amended, consistent with the provisions of this
 56 chapter, provided that no amendment shall be contrary to the
 57 requirements of this section; and (12) other provisions deemed
 58 necessary for the administration of the condominium consistent with
 59 this chapter.

60 Sec. 503. Subsection (b) of section 47-224 of the general statutes is
 61 repealed and the following is substituted in lieu thereof (*Effective from*
 62 *passage*):

63 (b) The declaration may contain any other matters not inconsistent
 64 with this chapter that the declarant considers appropriate, including any
 65 restrictions on the uses of a unit, including, but not limited to, any
 66 prohibition of the operation of a family child care home or group child
 67 care home, as described in section 19a-77, or the number or other
 68 qualifications of persons who may occupy units."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	<i>from passage</i>	47a-3
Sec. 502	<i>from passage</i>	47-80(c)
Sec. 503	<i>from passage</i>	47-224(b)