



# Senate

General Assembly

**File No. 361**

February Session, 2022

Senate Bill No. 413

*Senate, April 6, 2022*

The Committee on Insurance and Real Estate reported through SEN. LESSER of the 9th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

## ***AN ACT CONCERNING COMMON INTEREST OWNERSHIP COMMUNITIES.***

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

- 1 Section 1. (*Effective from passage*) Not later than January 1, 2023, the  
2 Commissioner of Housing shall conduct a study, in accordance with the  
3 provisions of section 11-4a of the general statutes, to the joint standing  
4 committee of the General Assembly having cognizance of matters  
5 relating to real estate. Such report shall include an assessment of the  
6 funding of reserves involving common interest ownership communities  
7 in this state.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>from passage</i>	New section
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**INS**      *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

**OFA Fiscal Note**

**State Impact:**

Agency Affected	Fund-Effect	FY 23 \$	FY 24 \$
Department of Housing	GF - Cost	At least \$250,000	None

Note: GF=General Fund

**Municipal Impact:** None

**Explanation**

The bill results in a General Fund cost of at least \$250,000 to the Department of Housing (DOH) in FY 23 to complete the required study and report on it by January 1, 2023. The study must include an assessment of the funding of reserves involving common interest ownership communities in Connecticut. According to the Connecticut chapter of the Community Associations Institute, there are over 5,000 common interest communities in Connecticut. As DOH lacks the necessary capacity internally, it is anticipated that DOH would contract with a third-party to complete the study at a cost of at least \$250,000. The cost would depend on the number of associations and communities included in the analysis.

**The Out Years**

There is no fiscal impact in the out years.

**OLR Bill Analysis**

**SB 413**

**AN ACT CONCERNING COMMON INTEREST OWNERSHIP COMMUNITIES.**

**SUMMARY**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Insurance and Real Estate Committee

Joint Favorable

Yea 17    Nay 0    (03/22/2022)