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## **OLR Bill Analysis**

### **HB 5111**

#### ***AN ACT CONCERNING MOBILE MANUFACTURED HOMES AND MOBILE MANUFACTURED HOME PARKS.***

#### **SUMMARY**

This bill establishes a number of requirements relating to ancillary fees charged to residents by mobile manufactured home park owners, including requiring owners to post a list of these fees, requiring the Department of Consumer Protection (DCP) to adopt regulations on disclosure of these fees, and restricting provisions about these fees in rental agreements.

It requires DCP, by January 1, 2026, to establish a process for residents to submit complaints about a suspected violation of laws or regulations, including local laws, governing mobile manufactured homes.

It also extends, from 30 to 90 days, the time before the start of a new rental agreement that an owner must provide written notice of a rent increase to a resident who owns a mobile manufactured home. By law, any increase must also be consistent with rents for comparable lots in the park and cannot be used as a way to avoid following the law's provisions on summary process for residents who own mobile manufactured homes.

Finally, the bill makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2025

#### **ANCILLARY FEES**

Under the bill, an "ancillary fee" is a payment to the owner under a rental agreement other than rent, a security deposit, or a penalty for overdue rent. It includes maintenance and services fees.

The bill requires a person who owns, operates, or maintains a mobile

manufactured home park to prepare and periodically update a comprehensive itemized list of ancillary fees that residents must pay. The person must publish the list in a form or manner set by DCP and post it in a prominent and publicly accessible location on the person's website and at the park.

Existing law requires DCP to adopt regulations on the disclosure statement owners must give to prospective and certain renewing residents. The bill adds that these regulations must also address disclosure of the list of ancillary fees and enumeration of the goods and services provided for the ancillary fees.

### ***Provisions in Rental Agreements***

The bill prohibits provisions in rental agreements that allow an owner to:

1. charge unreasonable ancillary fees or ancillary fees that are (a) for goods or services already covered by the rent or (b) duplicative of other ancillary fees or
2. increase an ancillary fee without providing 90 days' written notice of the amount of the increase, its effective date, and an explanation for it.

Existing law (1) prohibits rental agreements from containing certain provisions, such as provisions allowing a rent increase during the term of the agreement, and (2) places restrictions on certain types of provisions, such as those on termination for unpaid rent and penalties for overdue rent.

By law, rental charges (including other landlord-imposed fees) are under a fair rent commission's (FRC) purview, if one has been created locally (see BACKGROUND).

## **BACKGROUND**

### ***Fair Rent Commissions***

State law generally authorizes municipalities, regardless of their size, to create an FRC. However, legislation enacted in 2022 required all

municipalities with populations of at least 25,000, based on the most recent decennial census, to have an FRC.

Among other things, an FRC's purpose is to control and eliminate excessive (i.e. harsh and unconscionable) rental charges. Rental charges are defined to include any fee or charge a landlord imposes in addition to rent. An FRC may order that a rental charge be reduced to a fair and equitable amount, as determined by the FRC, after holding a hearing on a complaint (CGS §§ 7-148b to 7-148g).

### ***Related Bills***

sSB 12, § 6 (File 251); HB 6892 (File 265); and sHB 6943, § 3 (File 233); reported favorably by the Housing Committee, impact FRCs and among other things contain provisions that (1) require every municipality to establish or join an FRC, (2) require a landlord's rent increase notice to include a statement that the tenant has the right to file a complaint with an FRC, and (3) modify the factors that FRCs use to evaluate rental charges.

sHB 1357, favorably reported by the General Law Committee, expands the responsibilities of mobile manufactured home park owners to include maintaining septic systems, leaching fields, and septic lines and connections in good working order.

HB 5428, favorably reported by the General Law Committee, sets a maximum rent increase after termination of a rental agreement with a resident who owns a mobile home to match the increase in the consumer price index plus 1%, limits ancillary fees to \$15 annually, increases relocation expenses an owner must pay a resident to move when a park's land use changes, requires DCP to establish a complaint process for park residents, requires DCP to disclose certain park-related documents upon request, and creates a reporting process related to fire hydrants in parks, among other things.

sHB 6889, favorably reported by the Housing Committee, extends existing law's eviction and rent increase protections for certain protected tenants to certain other tenants, including residents in mobile

manufactured home parks.

**COMMITTEE ACTION**

General Law Committee

Joint Favorable

Yea 21 Nay 0 (03/21/2025)