



General Assembly

January Session, 2025

**Committee Bill No. 5428**

LCO No. 5608



Referred to Committee on GENERAL LAW

Introduced by:  
(GL)

***AN ACT CONCERNING MOBILE MANUFACTURED HOME PARKS.***

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

1 Section 1. Section 21-64 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2025*):

3 As used in this chapter:

4 (1) "Ancillary fee" (A) means any payment to be made to the owner  
5 under the rental agreement, (B) includes, but is not limited to, any fee  
6 imposed to (i) maintain a pet in the dwelling unit or on the premises, or  
7 (ii) maintain a washing machine in the dwelling unit, and (C) does not  
8 include any rent, security deposit or penalty for late payment of rent;

9 (2) "Consumer price index" means the consumer price index, annual  
10 average, for all urban consumers: United States city average, all items,  
11 published by the United States Department of Labor, Bureau of Labor  
12 Statistics, or its successor, or, if the index is discontinued, an equivalent  
13 index published by a federal authority, or, if no such index is published,  
14 a comparable index published by the United States Department of  
15 Labor, Bureau of Labor Statistics;

16 (3) "Department" means the Department of Consumer Protection;

17 (4) "Dwelling unit" means a mobile manufactured home;

18 (5) "Licensee" means any person licensed to operate and maintain a  
19 mobile manufactured home park under the provisions of this chapter;

20 [(1)] (6) "Mobile manufactured home" means a detached residential  
21 unit having three-dimensional components which are intrinsically  
22 mobile with or without a wheeled chassis or a detached residential unit  
23 built on or after June 15, 1976, in accordance with federal manufactured  
24 home construction and safety standards, and, in either case, containing  
25 sleeping accommodations, a flush toilet, tub or shower bath, kitchen  
26 facilities and plumbing and electrical connections for attachment to  
27 outside systems, and designed for long-term occupancy and to be  
28 placed on rigid supports at the site where it is to be occupied as a  
29 residence, complete and ready for occupancy, except for minor and  
30 incidental unpacking and assembly operations and connection to  
31 utilities systems;

32 [(2)] (7) "Mobile manufactured home park" or "park" means a plot of  
33 ground upon which two or more mobile manufactured homes, occupied  
34 for residential purposes are located;

35 [(3)] (8) "Mobile manufactured home space or lot" means a plot of  
36 ground within a mobile manufactured home park designed for the  
37 accommodation of one mobile manufactured home;

38 [(4)] "Licensee" means any person licensed to operate and maintain a  
39 mobile manufactured home park under the provisions of this chapter;

40 (5) "Resident" means a person who owns, or rents and occupies, a  
41 mobile manufactured home in a mobile manufactured home park;

42 (6) "Department" means the Department of Consumer Protection;]

43 [(7)] (9) "Park owner" or "owner" means a licensee or permittee or any  
44 person who owns, operates or maintains a mobile manufactured home

45 park;

46 [(8) "Dwelling unit" means a mobile manufactured home;]

47 [(9) (10) "Person" means an individual, corporation, limited liability  
48 company, the state or any political subdivision thereof, agency, business  
49 trust, estate, trust, partnership or association, two or more persons  
50 having a joint or common interest, and any other legal or commercial  
51 entity;

52 [(10) (11) "Premises" means a dwelling unit and facilities and  
53 appurtenances therein and grounds, areas and facilities held out for the  
54 use of residents generally or whose use is promised to the resident;

55 [(11) (12) "Rent" means all periodic payments to be made to the  
56 owner under the rental agreement;

57 [(12) (13) "Rental agreement" means all agreements, written or oral,  
58 and valid rules and regulations adopted under subsection (d) of section  
59 21-70, as amended by this act, embodying the terms and conditions  
60 concerning the use and occupancy of a dwelling unit or premises; and

61 (14) "Resident" means a person who owns, or rents and occupies, a  
62 mobile manufactured home in a mobile manufactured home park.

63 Sec. 2. Section 21-70 of the general statutes is repealed and the  
64 following is substituted in lieu thereof (*Effective October 1, 2025*):

65 (a) The Commissioner of Consumer Protection shall adopt  
66 regulations, in accordance with the provisions of chapter 54, providing  
67 for a disclosure statement which shall be used by mobile manufactured  
68 home park owners. The disclosure statement shall be a plain language  
69 summary of the rights and obligations listed in this chapter and shall  
70 not add to or diminish the rights and obligations provided by this  
71 chapter. Such disclosure statement shall include at least the following  
72 information: (1) The monthly rental fee and all considerations payable  
73 by the resident to the owner, including, but not limited to, any ancillary  
74 fee; (2) the length of the rental term; (3) the amount of land granted by

75 the rental agreement; (4) an enumeration of goods and services to be  
76 provided to the resident, including those goods and services to be  
77 provided free of charge or in exchange for payment of an ancillary fee;  
78 (5) notice if the owner plans to terminate the operation of the park  
79 during the term of the rental agreement; (6) a statement of conditions to  
80 be complied with by the owner and resident in the event of the sale of  
81 the mobile manufactured home by the resident, including aesthetic  
82 standards for resale, which conditions shall not be altered by the owner  
83 after the rental agreement has been entered into; (7) the rights of  
84 residents regarding eviction under section 21-80, as amended by this act;  
85 (8) the rights of residents regarding the resale of a mobile manufactured  
86 home under section 21-79; (9) the rights of residents in the event that  
87 alterations of the rules concerning the resident's use and occupancy of  
88 the premises under subsection (b) of this section are to be made; (10)  
89 notice that outstanding property taxes may be owed on the mobile  
90 manufactured home; and (11) notice that there may be liens and other  
91 encumbrances on the mobile manufactured home and that the resident  
92 or purchaser should check with the town clerk, tax assessor and tax  
93 collector to determine whether any taxes are due on the mobile  
94 manufactured home and within any liens or encumbrances on the  
95 mobile manufactured home exist. Owners shall provide each  
96 prospective resident, before any rental agreement is entered into, and  
97 each resident, at the time of the first renewal of [his] such resident's  
98 rental agreement which occurs after the effective date of the regulations  
99 providing for a disclosure statement, with a completed disclosure  
100 statement. No rental agreement entered into on or after the effective date  
101 of the regulations providing for a disclosure statement shall be  
102 enforceable until the requirements of this subsection are met. A copy of  
103 such statement shall be signed by the resident at the time of the rental,  
104 acknowledging receipt of a completed, signed copy and such  
105 completed, signed copy shall be kept on file by the owner for a period  
106 of four years after such resident vacates the park.

107 (b) No owner may offer a mobile manufactured home or a mobile  
108 manufactured home space or lot for rent without providing the

109 prospective resident with a copy of an initial written rental agreement  
110 before the resident occupies such mobile manufactured home or lot. No  
111 owner may rent a mobile manufactured home or mobile manufactured  
112 home space or lot to a new resident until a written rental agreement has  
113 been signed by the resident and the owner. The initial rental agreement  
114 and all renewals offered to a prospective resident or resident by the  
115 owner shall be in writing. The term of each rental agreement and  
116 renewal shall not be less than one year unless the prospective resident  
117 or resident requests, in writing, a term for less than one year. If the  
118 owner fails to offer the resident a written renewal of a rental agreement,  
119 or if the owner offers a renewal but the resident fails or refuses to sign  
120 it, unless there is a disagreement as to the amount of the rent, the prior  
121 rental agreement shall be deemed to be extended for one year at the then  
122 prevailing park rental and the resident shall be bound by all terms of the  
123 prior rental agreement and any prevailing park rental adopted after the  
124 prior rental and all rules and regulations properly applicable to such  
125 prior rental agreement pursuant to subsection (d) of this section. If there  
126 is a disagreement as to the amount of the rent, unless the owner  
127 terminates the lease and brings an action of summary process, the prior  
128 rental agreement shall be deemed to be extended on a month-to-month  
129 basis at the last agreed-upon rent, and the resident shall be bound by all  
130 terms of the prior rental agreement and all rules and regulations  
131 properly applicable to such prior rental agreement pursuant to  
132 subsection (d) of this section. In such an event, the owner may bring an  
133 action of summary process pursuant to section 21-80, as amended by  
134 this act, or the resident may seek relief under section 47a-23c or sections  
135 7-148b to 7-148f, inclusive, if applicable.

136 (c) Whenever a resident rents a mobile manufactured home or a  
137 mobile manufactured home space or lot in a mobile manufactured home  
138 park which is also a common interest community from a declarant,  
139 successor declarant or person acting on the declarant's or successor  
140 declarant's behalf, such declarant, successor declarant or person shall,  
141 prior to entering into a rental agreement, provide the resident with a  
142 written notice that the mobile manufactured home or the mobile

143 manufactured home space or lot is located in a common interest  
144 community.

145 (d) An owner, from time to time, may adopt a rule or regulation,  
146 however described, concerning the resident's use and occupancy of the  
147 premises. Such rule or regulation shall be enforceable against the  
148 resident only if (1) the purpose of the rule or regulation is to promote  
149 the convenience, safety or welfare of the residents, preserve the owner's  
150 property from abusive use or make a fair distribution of services and  
151 facilities held out for the residents generally; (2) such rule or regulation  
152 is reasonably related to the purpose for which it is adopted; (3) such rule  
153 or regulation applies to all residents on the premises in a fair manner,  
154 provided reasonable exemptions may be made for good cause; (4) such  
155 rule or regulation is sufficiently explicit in its prohibition, direction or  
156 limitation of the resident's conduct to fairly inform him or her of what  
157 he or she shall or shall not do to comply; [ ] and (5) the resident has  
158 written notice of such rule or regulation at the time he or she enters into  
159 the rental agreement or when such rule or regulation is adopted. A rule  
160 or regulation having the effect of substantially modifying the terms of a  
161 rental agreement previously entered into by a resident shall not apply  
162 to such rental agreement without the written consent of the resident.

163 (e) Each owner shall file with the Department of Consumer Protection  
164 copies of the park's rental agreements, aesthetic standards to be  
165 complied with by the owner and resident in the event of the sale of the  
166 mobile manufactured home by the resident, and rules or regulations  
167 concerning the resident's use and occupancy of the premises. Any  
168 change in the documents required to be filed under this subsection,  
169 other than a change in rent, shall be filed with the Department of  
170 Consumer Protection. No rental agreements, aesthetic standards, or  
171 rules or regulations, and no changes in the terms or provisions of such  
172 documents, other than a change in rent, shall be effective until such  
173 documents or changes are filed with the Department of Consumer  
174 Protection.

175 (f) (1) Any person making an application to appear before any

176 municipal, state or federal agency with respect to any matter changing  
177 the land use of a specific mobile manufactured home park shall give  
178 written notice of the application by first class mail addressed to the  
179 affected units of the park or by personal delivery to the units not later  
180 than seven days after its filing. The notice shall state the reasons for  
181 which the application was filed.

182 (2) Except as otherwise provided in subdivision (5) of this subsection,  
183 any mobile manufactured home park owner who intends to discontinue  
184 the use of the land as a mobile manufactured home park or to sell land  
185 used as a mobile manufactured home park to any person who intends  
186 to discontinue its use as a mobile manufactured home park shall give  
187 written notice by first class mail addressed to each mobile manufactured  
188 home unit or by personal delivery to each unit upon such land if such  
189 transaction will entail the discontinuance of the use of the land for  
190 mobile manufactured home park purposes. If an owner of a mobile  
191 manufactured home has given the park owner written notice that the  
192 owner resides in a place other than the owner's unit, notice shall be sent  
193 by first class mail to the address so provided. The notice shall include a  
194 statement advising the recipient of the intended discontinuance of use  
195 or sale and, except as otherwise provided in subdivision (5) of this  
196 subsection, shall be mailed or delivered at least one hundred twenty  
197 days prior to the discontinuance of the use of the land as a mobile  
198 manufactured home park. The notice may run concurrently with the  
199 notice required by subdivision (3) of subsection (a) of section 21-80 or  
200 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as  
201 amended by this act. A copy of such notice from the park owner shall  
202 be sent to any association of residents of the mobile manufactured home  
203 park which has made a written request for such notice.

204 (3) Except as otherwise provided in subdivision (5) of this subsection,  
205 within one hundred twenty days after the notice provided for in  
206 subdivision (2) of this subsection has been mailed, any association  
207 representing twenty-five per cent or more of the units in the park,  
208 including an association formed after the issuance of the notice, may  
209 notify the owner of the park that [it] the association is interested in

210 purchasing the mobile manufactured home park. A copy of such notice  
211 may be filed on the land records of the town in which the mobile  
212 manufactured home park is located. If such notice is given, except as  
213 otherwise provided in subdivision (5) of this subsection, the association  
214 shall have three hundred sixty-five days after the notice required in  
215 subdivision (2) of this subsection has been given to purchase the park  
216 through negotiation or the method set forth in subdivision (4) of this  
217 subsection. Upon the request of the association, the Department of  
218 Housing shall assist the association in developing financing for the  
219 purchase of the park.

220 (4) If the association and the park owner cannot agree upon a  
221 purchase price, the association shall have the right to purchase the  
222 property: (A) If the association matches the essential provisions of any  
223 existing bona fide offer to purchase the park made by another potential  
224 purchaser which offer by such other purchaser the owner is prepared to  
225 accept; or (B) if there is no such offer, at a purchase price to be  
226 established by an appraiser chosen by the association and the park  
227 owner. If the two parties cannot agree upon one appraiser, either party  
228 may notify the other, in writing, of such disagreement, and the  
229 association shall choose an appraiser, the park owner shall choose an  
230 appraiser, and the two appraisers shall choose a third appraiser, which  
231 three appraisers shall establish a value of the park. If the park owner  
232 refuses to select an appraiser within fifteen days of such notice, the  
233 Commissioner of Consumer Protection shall choose an appraiser for the  
234 park owner. The costs of all appraisers shall be paid equally by the  
235 association and the park owner. Except as otherwise provided in  
236 subdivision (5) of this subsection, if, within three hundred sixty-five  
237 days from the mailing of the notice required in subdivision (2) of this  
238 subsection, no agreement for such sale signed by the association and the  
239 park owner has been filed upon the land records, or if the association  
240 has not filed a certified statement to purchase the park at the appraised  
241 value which value shall also be certified on the land records by the  
242 appraiser or appraisers, the right provided in this subsection to  
243 purchase the park shall be void and any recorded notice filed pursuant



244 to subdivision (3) of this subsection shall be void. The appraiser or  
245 appraisers may use data concerning properties and parks located in  
246 other municipalities to establish the value of the park.

247 (5) In any case in which a mobile manufactured home park with two  
248 hundred or more units in which a majority of residents have been given  
249 written notice, prior to June 10, 1999, of the intended discontinuance of  
250 the use of the land as a mobile manufactured home park, regardless of  
251 whether one or more of such notices or the service of such notices is  
252 subsequently deemed invalid or ineffective, (A) any subsequent notice  
253 of such intended discontinuance that is given or required to be given  
254 after June 23, 1999, by the owner pursuant to this subsection, and (B)  
255 any notice given or action taken pursuant to this subsection after June  
256 23, 1999, by any association representing twenty-five per cent or more  
257 of the units in the park shall be subject to the time limitations contained  
258 in this subsection that were in effect immediately prior to June 23, 1999.

259 Sec. 3. Section 21-70a of the general statutes is repealed and the  
260 following is substituted in lieu thereof (*Effective October 1, 2025*):

261 (a) A mobile manufactured home park resident who owns a mobile  
262 manufactured home and is required to remove the home from the park  
263 because of a change in use of the land on which said mobile  
264 manufactured home is located shall be entitled to receive from the  
265 mobile manufactured home park owner (1) relocation expenses to a  
266 mobile manufactured home park satisfactory to the resident within one  
267 hundred miles of the existing park site up to a maximum of (A) seven  
268 thousand dollars if the notice given pursuant to subdivision (3) of  
269 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of  
270 subsection (b) of section 21-80, as amended by this act, expires before  
271 October 1, 2000, regardless of whether such notice was given before or  
272 after June 23, 1999, [or] (B) subject to the provisions of subsection (b) of  
273 this section, ten thousand dollars if the notice given pursuant to  
274 subdivision (3) of subsection (a) of section 21-80 or subparagraph (E) of  
275 subdivision (1) of subsection (b) of section 21-80, as amended by this act,  
276 expires on or after October 1, 2000, but before October 1, 2025, regardless

277 of whether such notice was given before or after June 23, 1999, or (C)  
278 twenty thousand dollars if the notice given pursuant to subdivision (3)  
279 of subsection (a) of section 21-80 or subparagraph (E) of subdivision (1)  
280 of subsection (b) of section 21-80, as amended by this act, expires on or  
281 after October 1, 2025, regardless of whether such notice was given before  
282 or after October 1, 2025, or (2) in the event a satisfactory site is not  
283 available onto which the mobile manufactured home may be relocated,  
284 the sum of (A) seven thousand dollars if the notice given pursuant to  
285 subdivision (3) of subsection (a) of section 21-80 or subparagraph (E) of  
286 subdivision (1) of subsection (b) of section 21-80, as amended by this act,  
287 expires before October 1, 2000, regardless of whether such notice was  
288 given before or after June 23, 1999, [or] (B) subject to the provisions of  
289 subsection (b) of this section, ten thousand dollars if the notice given  
290 pursuant to subdivision (3) of subsection (a) of section 21-80 or  
291 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as  
292 amended by this act, expires on or after October 1, 2000, but before  
293 October 1, 2025, regardless of whether such notice was given before or  
294 after June 23, 1999, or (C) twenty thousand dollars if the notice given  
295 pursuant to subdivision (3) of subsection (a) of section 21-80 or  
296 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as  
297 amended by this act, expires on or after October 1, 2025, regardless of  
298 whether such notice was given before or after October 1, 2025.

299 (b) Notwithstanding the provisions of subsection (a) of this section,  
300 in any case in which a mobile manufactured home park containing two  
301 hundred or more units in which a majority of residents have been given  
302 written notice, prior to June 23, 1999, pursuant to subdivision (3) of  
303 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of  
304 subsection (b) of section 21-80, as amended by this act, regardless of  
305 whether one or more of such notices or the service of such notices is  
306 subsequently deemed invalid or ineffective, the amount of the  
307 relocation or compensatory payments required to be paid to such  
308 resident under the provisions of this section shall not exceed seven  
309 thousand dollars, regardless of whether a subsequent valid notice or  
310 notices are properly served subsequent to June 23, 1999, and such

311 subsequent notice or notices expire on or after October 1, 2000, but  
312 before October 1, 2025.

313 (c) The owner of a mobile manufactured home park, who intends to  
314 close the park, shall notify, in writing, the Commissioner of Consumer  
315 Protection, the Commissioner of Housing and the chief elected official  
316 in the town in which the park is located at least ninety days prior to  
317 refusing to renew any leases because of the impending closing, or on  
318 any earlier date the owner gives any notice of the closing of the park as  
319 may be required by the general statutes.

320 Sec. 4. Section 21-71 of the general statutes is repealed and the  
321 following is substituted in lieu thereof (*Effective October 1, 2025*):

322 (a) The department may revoke, suspend, place conditions on or  
323 refuse to renew any license to operate a mobile manufactured home  
324 park for a violation of any provision of this chapter or any regulations  
325 issued hereunder or any other state or local law or regulation, after  
326 hearing, except that if the department upon investigation finds a  
327 licensee is not providing adequate sewerage facilities, electrical,  
328 plumbing or sanitary services, water supply or fire protection,  
329 suspension of the license shall be automatic, provided such licensee  
330 shall be entitled to a hearing before the department not later than thirty  
331 days after such suspension. A license may be reinstated or reissued if  
332 the circumstances leading to the violation have been remedied and the  
333 park is being maintained and operated in full compliance with this  
334 chapter and the regulations hereunder. Each officer, board, commission  
335 or department of the state or any local government shall assist the  
336 department with technical data on sewerage facilities, electrical,  
337 plumbing or sanitary services, water supply or fire protection and shall  
338 submit such data to the department for the department's use in any  
339 hearing held pursuant to this section. In addition to revoking,  
340 suspending, placing conditions on, or refusing to renew any license to  
341 operate a mobile manufactured home park, the department may,  
342 following an administrative hearing, impose a fine of not less than fifty  
343 nor more than three hundred dollars for each day that such violation

344 exists. In connection with any investigation the Commissioner of  
345 Consumer Protection or the commissioner's authorized agent may  
346 administer oaths, issue subpoenas, compel testimony and order the  
347 production of books, records and documents. Notwithstanding any  
348 provision of this chapter or chapter 416, all books, records and  
349 documents produced pursuant to this subsection shall be public records  
350 or files within the meaning of the Freedom of Information Act, as  
351 defined in section 1-200, and the department shall disclose such books,  
352 records or documents to any person in accordance with the provisions  
353 of said act regardless of whether such books, records or documents are  
354 relevant to an ongoing investigation or enforcement action by the  
355 department under this chapter. Each owner shall retain all leases,  
356 disclosure statements, rules and regulations required under this chapter  
357 for at least four years after any resident to whom they relate vacates the  
358 park.

359 (b) (1) If an inspection by the department reveals a violation of any  
360 provision of this chapter or any regulation issued under this chapter, the  
361 cost of all reinspections necessary to determine compliance with any  
362 such provision shall be assumed by the owner, except that if a first  
363 reinspection indicates compliance with such provision, no charge shall  
364 be made.

365 (2) As part of an inspection or investigation, the department may  
366 order an owner of a mobile manufactured home park to obtain an  
367 independent inspection report, at the sole cost of the owner, that  
368 assesses the condition and potential public health impact of a condition  
369 at the park, including, but not limited to, the condition of trees and  
370 electrical, plumbing or sanitary systems.

371 (3) (A) In ordering an owner of a mobile manufactured home park to  
372 obtain an independent inspection report under this subsection, the  
373 department may require (i) the person completing such report to have  
374 training or be licensed in a particular area related to the ordered  
375 inspection, and (ii) that such report specifically address particular areas  
376 of, or issues affecting, the park that are of concern to the department.

377 (B) In the event that the department requires the person completing  
378 an independent inspection report under this subsection to have training  
379 or be licensed in a particular area, the department shall include such  
380 requirement in the first order the department issues to the mobile  
381 manufactured home park owner requiring such report.

382 (C) The mobile manufactured home park owner shall submit proof of  
383 compliance with the provisions of this subdivision at the time the owner  
384 submits to the department the independent inspection report required  
385 under this subsection.

386 (4) If the department orders a mobile manufactured home park  
387 owner to obtain an independent inspection report as part of the owner's  
388 application for a license, or for renewal of a license, to operate a mobile  
389 manufactured home park, the department shall issue such order to such  
390 owner at the electronic mail address such owner most recently provided  
391 to the department in such owner's application. Such order shall provide  
392 a description of the condition or conditions that require further  
393 assessment by such owner.

394 (5) A mobile manufactured home park owner shall obtain and submit  
395 to the department an independent inspection report required under this  
396 subsection not later than thirty days after the department issued the  
397 order requiring such report or a later date approved, in writing, by the  
398 commissioner or the commissioner's designee.

399 (6) Each independent inspection report required under this  
400 subsection shall include (A) an assessment of (i) all conditions outlined  
401 in the department's order requiring such report that impact public  
402 health and safety for the purpose of assessing the risk that such  
403 conditions pose to public health and safety, and (ii) the severity of the  
404 conditions described in subparagraph (A)(i) of this subdivision, and (B)  
405 a detailed plan of action to remedy each condition described in  
406 subparagraph (A)(i) of this subdivision.

407 (7) Not later than ten days after a mobile manufactured home park  
408 owner receives an independent inspection report required under this

409 subsection, the mobile manufactured home park owner shall provide to  
410 the department, in writing, a detailed plan to remedy the assessed  
411 condition, which plan shall include, at a minimum, a specific timeline,  
412 proposed contractors and a budget.

413 (8) Notwithstanding any provision of this chapter or chapter 416,  
414 each independent inspection report or proof of compliance submitted to  
415 the department pursuant to this subsection, each detailed plan provided  
416 to the department pursuant to this subsection and each order issued by  
417 the department pursuant to this subsection shall be a public record or  
418 file within the meaning of the Freedom of Information Act, as defined  
419 in section 1-200, and the department shall disclose such independent  
420 inspection report, proof of compliance, detailed plan or order to any  
421 person in accordance with the provisions of said act regardless of  
422 whether such independent inspection report, proof of compliance,  
423 detailed plan or order is relevant to an ongoing investigation or  
424 enforcement action by the department under this chapter.

425 (c) In addition to any other available remedies, the provisions of  
426 section 47a-14h shall be available to all residents in a mobile  
427 manufactured home park including residents who own their own units.

428 (d) The department may issue an order to any owner determined to  
429 be in violation of any provision of this chapter or any regulation issued  
430 under this section after an inspection of a mobile manufactured home  
431 park, providing for the immediate discontinuance of the violation or  
432 timely remediation of such violation. Any owner of a mobile  
433 manufactured home park who fails to comply with any orders  
434 contained in a notice of violation resulting from a reinspection of such  
435 park not later than thirty days after issuance of such notice, including  
436 confirmation of active licensure, shall be fined five hundred dollars per  
437 violation and shall follow the procedures specified in section 51-164n.

438 (e) Not later than January 1, 2026, the department shall establish a  
439 process for residents to submit complaints to the department regarding  
440 suspected violations of the provisions of this chapter, any regulations

441 adopted pursuant to this chapter or any other state or local law or  
442 regulation concerning mobile manufactured home parks.

443 Sec. 5. Subsection (b) of section 21-80 of the general statutes is  
444 repealed and the following is substituted in lieu thereof (*Effective October*  
445 *1, 2025*):

446 (b) (1) Notwithstanding the provisions of section 47a-23, an owner  
447 may terminate a rental agreement or maintain a summary process action  
448 against a resident who owns a mobile manufactured home only for one  
449 or more of the following reasons:

450 (A) Nonpayment of rent, utility charges or reasonable incidental  
451 services charges;

452 (B) Material noncompliance by the resident with any statute or  
453 regulation materially affecting the health and safety of other residents  
454 or materially affecting the physical condition of the park;

455 (C) Material noncompliance by the resident with the rental  
456 agreement or with rules or regulations adopted under section 21-70, as  
457 amended by this act;

458 (D) Failure by the resident to agree to a proposed rent increase,  
459 provided the owner has complied with all provisions of subdivision (5)  
460 of this subsection; or

461 (E) A change in the use of the land on which such mobile  
462 manufactured home is located, provided all of the affected residents  
463 receive written notice (i) at least three hundred sixty-five days before  
464 the time specified in the notice for the resident to quit possession of the  
465 mobile manufactured home or occupancy of the lot if such notice is  
466 given before June 23, 1999, or (ii) at least five hundred forty-five days  
467 before the time specified in the notice for the resident to quit possession  
468 of the mobile manufactured home or occupancy of the lot if such notice  
469 is given on or after June 23, 1999, regardless of whether any other notice  
470 under this section or section 21-70, as amended by this act, has been

471 given before June 23, 1999; provided nothing in subsection (f) of section  
472 21-70, as amended by this act, section 21-70a, as amended by this act,  
473 subsection (a) of this section, this subdivision and section 21-80b shall  
474 be construed to invalidate the effectiveness of or require the reissuance  
475 of any valid notice given before June 23, 1999.

476 (2) An owner may not maintain a summary process action under  
477 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except  
478 a summary process action based upon conduct which constitutes a  
479 serious nuisance or a violation of subdivision (9) of subsection (b) of  
480 section 21-82, prior to delivering a written notice to the resident  
481 specifying the acts or omissions constituting the breach and that the  
482 rental agreement shall terminate upon a date not less than thirty days  
483 after receipt of the notice. If such breach can be remedied by repair by  
484 the resident or payment of damages by the resident to the owner and  
485 such breach is not so remedied within twenty-one days, the rental  
486 agreement shall terminate except that (A) if the breach is remediable by  
487 repairs or the payment of damages and the resident adequately  
488 remedies the breach within said twenty-one-day period, the rental  
489 agreement shall not terminate, or (B) if substantially the same act or  
490 omission for which notice was given recurs within six months, the  
491 owner may terminate the rental agreement in accordance with the  
492 provisions of sections 47a-23 to 47a-23b, inclusive. For the purposes of  
493 this subdivision, "serious nuisance" means (i) inflicting bodily harm  
494 upon another resident or the owner or threatening to inflict such harm  
495 with the present ability to effect the harm and under circumstances  
496 which would lead a reasonable person to believe that such threat will be  
497 carried out, (ii) substantial and wilful destruction of part of the  
498 premises, (iii) conduct which presents an immediate and serious danger  
499 to the safety of other residents or the owner, or (iv) using the premises  
500 for prostitution or the illegal sale of drugs. If the owner elects to evict  
501 based upon an allegation, pursuant to subdivision (8) of subsection (b)  
502 of section 21-82, that the resident failed to require other persons on the  
503 premises with the resident's consent to conduct themselves in a manner  
504 that will not constitute a serious nuisance, and the resident claims to



505 have had no knowledge of such conduct, then, if the owner establishes  
506 that the premises have been used for the illegal sale of drugs, the burden  
507 shall be on the resident to show that the resident had no knowledge of  
508 the creation of the serious nuisance.

509 (3) Notwithstanding the provisions of section 47a-23, termination of  
510 any tenancy in a mobile manufactured home park shall be effective only  
511 if made in the following manner:

512 (A) By the resident giving at least thirty days' notice to the owner; or

513 (B) By the owner giving the resident at least sixty days' written notice,  
514 which shall state the reason or reasons for such termination, except that,  
515 when termination is based upon subparagraph (A) of subdivision (1) of  
516 this subsection, the owner need give the resident only thirty days'  
517 written notice, which notice shall state the total arrearage due provided,  
518 the owner shall not maintain or proceed with a summary process action  
519 against a resident who tenders the total arrearage due to the owner  
520 within such thirty days and who has not so tendered an arrearage under  
521 this subparagraph during the preceding twelve months.

522 (4) Except as otherwise specified, proceedings under this section shall  
523 be as prescribed by chapter 832.

524 (5) Nothing in this subsection shall prohibit an owner from increasing  
525 the rent at the termination of the rental agreement if (A) the owner  
526 delivers a written notice of the proposed rent increase to the resident at  
527 least thirty days before the start of a new rental agreement; (B) the  
528 proposed rent is consistent with rents for comparable lots, [in the same  
529 park] provided the proposed rent shall not increase at a rate that exceeds  
530 any increase in the consumer price index over the preceding twelve-  
531 month period plus one per cent; and (C) the rent is not increased in order  
532 to defeat the purpose of this subsection.

533 Sec. 6. Section 21-83 of the general statutes is repealed and the  
534 following is substituted in lieu thereof (*Effective October 1, 2025*):

535 (a) An owner and a resident may include in a rental agreement terms  
536 and conditions not prohibited by law, including rent, term of the  
537 agreement and other provisions governing the rights and obligations of  
538 the parties. No rental agreement shall contain the following:

539 (1) Any provision by which the resident agrees to waive or forfeit  
540 rights or remedies under this chapter and sections 47a-21, as amended  
541 by this act, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26h, inclusive, 47a-  
542 35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section  
543 of the general statutes or any municipal ordinance, unless such section  
544 or ordinance expressly states that such rights may be waived;

545 (2) Any provision which permits the owner to terminate the rental  
546 agreement for failure to pay rent unless such rent is unpaid when due  
547 and the resident fails to pay rent within nine days thereafter;

548 (3) Any provision which permits the owner to collect a penalty fee for  
549 late payment of rent without allowing the resident a minimum of nine  
550 days beyond the due date in which to remit or which provides for the  
551 payment of rent in a reduced amount if such rent is paid prior to the  
552 expiration of such grace period;

553 (4) Any provision which permits the owner to charge a penalty for  
554 late payment of rent in excess of five per cent of the total rent due for the  
555 mobile manufactured home space or lot or four per cent of the total rent  
556 due for the mobile manufactured home and mobile manufactured home  
557 space or lot;

558 (5) Any provision which allows the owner to increase the total rent  
559 or change the payment arrangements during the term of the rental  
560 agreement;

561 (6) Any provision allowing the owner to charge an amount in excess  
562 of one month's rent for a security deposit or to retain the security deposit  
563 upon termination of the rental agreement if the resident has paid his or  
564 her rent in full as of the date of termination and has caused no damage  
565 to the property of the owner or to waive the resident's right to the

566 interest on the security deposit pursuant to section 47a-21, as amended  
567 by this act;

568 (7) Any provision allowing the owner to charge an entrance fee to a  
569 resident assuming occupancy;

570 (8) Any provision allowing the owner to charge ancillary fees in an  
571 aggregate amount that exceeds fifteen dollars annually;

572 [(8)] (9) Any provision authorizing the owner to confess judgment on  
573 a claim arising out of the rental agreement;

574 [(9)] (10) Any provision which waives any cause of action against or  
575 indemnification from an owner, by a resident for any injury or harm  
576 caused to such resident, his or her family or his or her guests, or to his  
577 or her property, or the property of his or her family or his or her guests  
578 resulting from any negligence of the owner, his or her agents or his or  
579 her assigns in the maintenance of the premises or which otherwise  
580 agrees to the exculpation or limitation of any liability of the owner  
581 arising under law or to indemnify the owner for that liability or the costs  
582 connected therewith;

583 [(10)] (11) Any provision permitting the owner to dispossess the  
584 resident without resort to court order;

585 [(11)] (12) Any provision consenting to the distraint of the resident's  
586 property for rent;

587 [(12)] (13) Any provision agreeing to pay the owner's attorney's fees  
588 in excess of fifteen per cent of any judgment against the resident in any  
589 action in which money damages are awarded; or

590 [(13)] (14) Any provision which denies to the resident the right to treat  
591 as a breach of the agreement, a continuing violation by the owner,  
592 substantial in nature, of any provision set forth in the rental agreement  
593 or of any state statute unless the owner discontinues such violation  
594 within a reasonable time after written notice is given by the resident by  
595 registered or certified mail.

596 (b) A provision prohibited by this chapter included in a rental  
597 agreement is unenforceable.

598 Sec. 7. Subsection (i) of section 47a-21 of the general statutes is  
599 repealed and the following is substituted in lieu thereof (*Effective October*  
600 *1, 2025*):

601 (i) On and after July 1, 1993, each landlord other than a landlord of a  
602 residential unit in any building owned or controlled by any educational  
603 institution and used by such institution for the purpose of housing  
604 students of such institution and their families, and each landlord or  
605 owner of a mobile manufactured home or of a mobile manufactured  
606 home space or lot or park, as such terms are defined in [subdivisions (1),  
607 (2) and (3) of] section 21-64, as amended by this act, shall pay interest on  
608 each security deposit received by such landlord at a rate of not less than  
609 the average rate paid, as of December 30, 1992, on savings deposits by  
610 insured commercial banks as published in the Federal Reserve Board  
611 Bulletin rounded to the nearest one-tenth of one percentage point,  
612 except in no event shall the rate be less than one and one-half per cent.  
613 On and after January 1, 1994, the rate for each calendar year shall be not  
614 less than the deposit index, determined under this section as it was in  
615 effect during such year. On and after January 1, 2012, the rate for each  
616 calendar year shall be not less than the deposit index, as defined in  
617 section 36a-26, for that year. On the anniversary date of the tenancy and  
618 annually thereafter, such interest shall be paid to the tenant or resident  
619 or credited toward the next rental payment due from the tenant or  
620 resident, as the landlord or owner shall determine. If the tenancy is  
621 terminated before the anniversary date of such tenancy, or if the  
622 landlord or owner returns all or part of a security deposit prior to  
623 termination of the tenancy, the landlord or owner shall pay the accrued  
624 interest to the tenant or resident not later than twenty-one days after  
625 such termination or return. Interest shall not be paid to a tenant for any  
626 month in which the tenant has been delinquent for more than ten days  
627 in the payment of any monthly rent, unless the landlord imposes a late  
628 charge for such delinquency. No landlord shall increase the rent due  
629 from a tenant because of the requirement that the landlord pay on

630 interest the security deposit.

631 Sec. 8. Subdivision (5) of section 52-352a of the general statutes is  
 632 repealed and the following is substituted in lieu thereof (*Effective October*  
 633 *1, 2025*):

634 (5) "Homestead" means owner-occupied real property, co-op or  
 635 mobile manufactured home, as defined in [subdivision (1) of] section 21-  
 636 64, as amended by this act, used as a primary residence.

637 Sec. 9. (NEW) (*Effective July 1, 2025*) (a) Not later than October 1, 2025,  
 638 and annually thereafter, the owner of each mobile manufactured home  
 639 park, as defined in section 21-64 of the general statutes, as amended by  
 640 this act, shall submit a report to the Department of Consumer Protection  
 641 disclosing the water capacity and flow of each fire hydrant located in  
 642 such park.

643 (b) The owner of a mobile manufactured home park with a fire  
 644 hydrant that is determined by the Commissioner of Consumer  
 645 Protection to have insufficient water capacity or flow shall, not later than  
 646 thirty days after receiving notification of such determination, and  
 647 quarterly thereafter, submit a report to the department detailing the  
 648 progress such owner has made in increasing the water capacity or flow  
 649 of the fire hydrant to a level deemed sufficient by the commissioner.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2025</i>	21-64
Sec. 2	<i>October 1, 2025</i>	21-70
Sec. 3	<i>October 1, 2025</i>	21-70a
Sec. 4	<i>October 1, 2025</i>	21-71
Sec. 5	<i>October 1, 2025</i>	21-80(b)
Sec. 6	<i>October 1, 2025</i>	21-83
Sec. 7	<i>October 1, 2025</i>	47a-21(i)
Sec. 8	<i>October 1, 2025</i>	52-352a(5)
Sec. 9	<i>July 1, 2025</i>	New section

**GL**      *Joint Favorable*