



General Assembly

February Session, 2026

Raised Bill No. 5226

LCO No. 1390



Referred to Committee on GENERAL LAW

Introduced by:
(GL)

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

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

1 Section 1. Section 7-148b of the 2026 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective October 1, 2026*):

4 (a) For purposes of this section and sections 7-148c to 7-148f,
5 inclusive; [, "seasonal basis"]

6 (1) "Seasonal basis" means housing accommodations rented for a
7 period or periods aggregating not more than one hundred twenty days
8 in any one calendar year; [, "rental charge"]

9 (2) "Rental charge" includes any fee or charge in addition to rent that
10 is imposed or sought to be imposed upon a tenant by a landlord; [, and
11 "municipality"]

12 (3) "Municipality" means a town, city or consolidated town and city;

13 (4) "Mobile manufactured home" has the same meaning as provided
14 in section 21-64;

15 (5) "Mobile manufactured home park" has the same meaning as
16 provided in section 21-64;

17 (6) "Mobile manufactured home resident" means resident, as
18 defined in section 21-64; and

19 (7) "Mobile manufactured home space or lot" has the same meaning
20 as provided in section 21-64.

21 (b) (1) Any municipality may, and each municipality with a
22 population of fifteen thousand or more, as determined by the most
23 recent decennial census, shall, through its legislative body, adopt an
24 ordinance that [(1)] (A) creates a fair rent commission, [(2)] (B)
25 [establishes] creates, or joins [the] such municipality in, a joint fair rent
26 commission pursuant to subsection (d) of this section, or [(3)] (C) joins
27 [the] such municipality in a regional fair rent commission pursuant to
28 subsection (e) of this section. [Any such commission]

29 (2) Any municipality in which a mobile manufactured home park is
30 located shall, through its legislative body, adopt an ordinance that
31 joins such municipality in a regional fair rent commission pursuant to
32 subsection (e) of this section.

33 (3) Each commission created or joined pursuant to subdivision (1) or
34 (2) of this subsection shall make studies and investigations, conduct
35 hearings and receive complaints relative to rental charges on housing
36 accommodations, except those accommodations rented on a seasonal
37 basis, within its jurisdiction, which term shall include mobile
38 manufactured homes and mobile manufactured home [park] spaces or
39 lots, in order to control and eliminate excessive rental charges on such
40 accommodations, and to carry out the provisions of sections 7-148b to
41 7-148f, inclusive, as amended by this act, section 47a-20 and subsection
42 (b) of section 47a-23c. The commission, for such purposes, may compel

43 the attendance of persons at hearings, issue subpoenas and administer
44 oaths, issue orders and continue, review, amend, terminate or suspend
45 any of its orders and decisions. The commission may be empowered to
46 retain legal counsel to advise [it] the commission. All hearings
47 conducted pursuant to this section shall be open to the public.

48 (c) Any municipality required to create or join a fair rent
49 commission pursuant to subdivision (1) or (2) of subsection (b) of this
50 section shall adopt an ordinance creating a fair rent commission, or
51 joining a joint fair rent commission or regional fair rent commission, on
52 or before January 1, 2028. No municipality required to create or join a
53 fair rent commission pursuant to subdivision (1) or (2) of subsection (b)
54 of this section that has created a fair rent commission prior to January
55 1, 2026, shall abolish such commission before January 1, 2028, unless
56 such municipality joins a joint fair rent commission or regional fair
57 rent commission pursuant to this section. Not later than thirty days
58 after the adoption of such ordinance, the chief executive officer of such
59 municipality shall (1) notify the Commissioner of Housing that such
60 commission has been created or joined by such municipality, and (2)
61 transmit a copy of the ordinance adopted by the municipality to the
62 commissioner.

63 (d) Two or more contiguous municipalities may, by concurrent
64 ordinances adopted by their legislative bodies, [establish] create a joint
65 fair rent commission. Any municipality that is contiguous to a
66 municipality that is a member of an existing joint fair rent commission
67 may become a member of such joint fair rent commission upon the
68 adoption of an ordinance by such municipality's legislative body. Any
69 municipality that is a member of a joint fair rent commission may, by
70 vote of its legislative body, elect to withdraw from such commission,
71 provided such withdrawing municipality creates its own fair rent
72 commission or joins another joint fair rent commission or regional fair
73 rent commission in compliance with the requirements of this section.

74 (e) (1) A regional council of governments formed pursuant to

75 section 4-124j may establish a regional fair rent commission. Any
76 municipality that is a member of such council may join such regional
77 fair rent commission upon the adoption of an ordinance by such
78 municipality's legislative body. [Any]

79 (2) A regional council of governments formed pursuant to section 4-
80 124j shall establish a regional fair rent commission if a mobile
81 manufactured home park is located in any municipality that is a
82 member of such council. Each such municipality shall join such
83 regional fair rent commission upon the adoption of an ordinance by
84 such municipality's legislative body.

85 (3) Each regional fair rent commission shall (A) prescribe a form and
86 manner in which complaints to such commission shall be made, and
87 (B) if a regional council of governments is required to establish such
88 commission pursuant to subdivision (2) of this subsection, (i) provide
89 members with training concerning (I) issues pertaining to mobile
90 manufactured homes and mobile manufactured home parks, and (II)
91 the laws governing mobile manufactured homes and mobile
92 manufactured home parks, (ii) include at least one member who is (I) a
93 mobile manufactured home resident, or (II) a representative of the
94 Connecticut Manufactured Home Owners Alliance or its successor, if
95 such organization or successor exists, and (iii) allow the mobile
96 manufactured home residents of a mobile manufactured home park to,
97 upon the vote of a majority of such residents, remove such residents
98 and such park from the jurisdiction of such commission, and subject
99 such park and such residents to the jurisdiction of a fair rent
100 commission created by the municipality in which such park is located,
101 provided such municipality has created a fair rent commission.

102 [(f)] (4) Upon the request of a party to a matter pending before a
103 regional fair rent commission, a meeting or a portion of a meeting
104 during which the participation of such party is required shall be
105 conducted by means of electronic equipment, as defined in section 1-
106 200, in conjunction with an in-person meeting of such commission.

107 [(g)] (5) Except as otherwise provided by law, a regional fair rent
108 commission shall not be liable for damages to person or property
109 caused by: (A) Acts or omissions of any employee, officer or agent
110 which constitute criminal conduct, fraud, actual malice or wilful
111 misconduct; or (B) negligent acts or omissions which require the
112 exercise of judgment or discretion as an official function of the
113 authority expressly or impliedly granted by law.

114 [(h)] (f) Any municipality that creates a fair rent commission
115 pursuant to this section shall make any bylaws adopted by such fair
116 rent commission publicly available on the Internet web site of such
117 municipality.

118 Sec. 2. Subsection (a) of section 21-70 of the general statutes is
119 repealed and the following is substituted in lieu thereof (*Effective*
120 *October 1, 2026*):

121 (a) The Commissioner of Consumer Protection shall adopt
122 regulations, in accordance with the provisions of chapter 54, providing
123 for a disclosure statement which shall be used by mobile manufactured
124 home park owners. The disclosure statement shall be a plain language
125 summary of the rights and obligations listed in this chapter and shall
126 not add to or diminish the rights and obligations provided by this
127 chapter. Such disclosure statement shall include at least the following:
128 [information:] (1) The monthly rental fee and an enumeration of all
129 considerations payable by the resident to the owner, including, but not
130 limited to, all periodic fees, usage fees and penalty fees payable by the
131 resident to the owner; (2) the length of the rental term; (3) the amount
132 of land granted by the rental agreement; (4) an enumeration of goods
133 and services to be provided to the resident, including, but not limited
134 to, those goods and services to be provided free of charge; (5) notice if
135 the owner plans to terminate the operation of the park during the term
136 of the rental agreement; (6) a statement of conditions to be complied
137 with by the owner and resident in the event of the sale of the mobile
138 manufactured home by the resident, including, but not limited to,

139 aesthetic standards for resale, which conditions shall not be altered by
140 the owner after the rental agreement has been entered into; (7) the
141 rights of residents regarding eviction under section 21-80, as amended
142 by this act; (8) the rights of residents regarding the resale of a mobile
143 manufactured home under section 21-79; (9) the rights of residents in
144 the event that alterations of the rules concerning the resident's use and
145 occupancy of the premises under subsection (b) of this section are to be
146 made; (10) notice that outstanding property taxes may be owed on the
147 mobile manufactured home; and (11) notice that there may be liens
148 and other encumbrances on the mobile manufactured home and that
149 the resident or purchaser should check with the town clerk, tax
150 assessor and tax collector to determine whether any taxes are due on
151 the mobile manufactured home and within any liens or encumbrances
152 on the mobile manufactured home exist. Owners shall provide each
153 prospective resident, before any rental agreement is entered into, and
154 each resident, at the time of the first renewal of [his] such resident's
155 rental agreement which occurs after the effective date of the
156 regulations providing for a disclosure statement, with a completed
157 disclosure statement. No rental agreement entered into on or after the
158 effective date of the regulations providing for a disclosure statement
159 shall be enforceable until the requirements of this subsection are met.
160 A copy of such statement shall be signed by the resident at the time of
161 the rental, acknowledging receipt of a completed, signed copy and
162 such completed, signed copy shall be kept on file by the owner for a
163 period of four years after such resident vacates the park.

164 Sec. 3. Subsections (a) and (b) of section 21-70a of the general
165 statutes are repealed and the following is substituted in lieu thereof
166 (*Effective October 1, 2026*):

167 (a) A mobile manufactured home park resident who owns a mobile
168 manufactured home and is required to remove the home from the park
169 because of a change in use of the land on which said mobile
170 manufactured home is located shall be entitled to receive from the
171 mobile manufactured home park owner (1) relocation expenses to a

172 mobile manufactured home park satisfactory to the resident within
173 one hundred miles of the existing park site up to a maximum of (A)
174 seven thousand dollars if the notice given pursuant to subdivision (3)
175 of subsection (a) of section 21-80 or subparagraph (E) of subdivision (1)
176 of subsection (b) of section 21-80, as amended by this act, expires
177 before October 1, 2000, regardless of whether such notice was given
178 before or after June 23, 1999, [or] (B) subject to the provisions of
179 subsection (b) of this section, ten thousand dollars if the notice given
180 pursuant to subdivision (3) of subsection (a) of section 21-80 or
181 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80,
182 as amended by this act, expires on or after October 1, 2000, but before
183 October 1, 2026, regardless of whether such notice was given before or
184 after June 23, 1999, or (C) twenty thousand dollars if the notice given
185 pursuant to subdivision (3) of subsection (a) of section 21-80 or
186 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80,
187 as amended by this act, expires on or after October 1, 2026, regardless
188 of whether such notice was given before or after October 1, 2026, or (2)
189 in the event a satisfactory site is not available onto which the mobile
190 manufactured home may be relocated, the sum of (A) seven thousand
191 dollars if the notice given pursuant to subdivision (3) of subsection (a)
192 of section 21-80 or subparagraph (E) of subdivision (1) of subsection (b)
193 of section 21-80, as amended by this act, expires before October 1, 2000,
194 regardless of whether such notice was given before or after June 23,
195 1999, [or] (B) subject to the provisions of subsection (b) of this section,
196 ten thousand dollars if the notice given pursuant to subdivision (3) of
197 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of
198 subsection (b) of section 21-80, as amended by this act, expires on or
199 after October 1, 2000, but before October 1, 2026, regardless of whether
200 such notice was given before or after June 23, 1999, or (C) twenty
201 thousand dollars if the notice given pursuant to subdivision (3) of
202 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of
203 subsection (b) of section 21-80, as amended by this act, expires on or
204 after October 1, 2026, regardless of whether such notice was given
205 before or after October 1, 2026.

206 (b) Notwithstanding the provisions of subsection (a) of this section,
207 in any case in which a mobile manufactured home park containing two
208 hundred or more units in which a majority of residents have been
209 given written notice, prior to June 23, 1999, pursuant to subdivision (3)
210 of subsection (a) of section 21-80 or subparagraph (E) of subdivision (1)
211 of subsection (b) of section 21-80, as amended by this act, regardless of
212 whether one or more of such notices or the service of such notices is
213 subsequently deemed invalid or ineffective, the amount of the
214 relocation or compensatory payments required to be paid to such
215 resident under the provisions of this section shall not exceed seven
216 thousand dollars, regardless of whether a subsequent valid notice or
217 notices are properly served subsequent to June 23, 1999, and such
218 subsequent notice or notices expire on or after October 1, 2000, but
219 before October 1, 2026.

220 Sec. 4. Subsections (a) to (e), inclusive, of section 21-70b of the
221 general statutes are repealed and the following is substituted in lieu
222 thereof (*Effective October 1, 2026*):

223 (a) (1) Any owner of a mobile manufactured home park who
224 intends to sell, lease or transfer [land used as] a mobile manufactured
225 home park to any person, except for a sale, lease or transfer governed
226 by subsection (f) of section 21-70, shall give written notice to the owner
227 of each dwelling unit [upon such land] located on such park by
228 certified mail with a return receipt requested, by first class mail with
229 tracking and by personal delivery. [Such notice shall include (1)]

230 (2) Each notice required pursuant to subdivision (1) of this
231 subsection shall (A) include (i) a statement advising the recipient of the
232 notice of the intended sale, lease or [other] transfer of the park, [(2)] (ii)
233 a statement of the residents' rights under this section and the deadlines
234 for exercising such rights, [and (3)] (iii) the price, terms and conditions
235 of any bona fide offer the park owner has conditionally accepted or
236 plans to accept concerning the park, or a copy of any written contract
237 or bona fide offer executed by the park owner concerning the park,

238 and (iv) if the intended sale, lease or transfer of the park is part of an
239 intended sale, lease or transfer of multiple parks, (I) the reasonably
240 allocated and separately stated price for each park intended to be sold,
241 leased or transferred as part of such intended transaction, and (II) a
242 statement of residents' rights under this section with respect to the
243 park in which the residents reside, including, but not limited to, the
244 right of an association of residents to purchase such park upon the
245 same reasonably allocated price, terms and conditions of any bona fide
246 offer the park owner has conditionally accepted or plans to accept
247 concerning such park, and the deadlines for exercising such rights, and
248 [shall] (B) be mailed and delivered at least forty-five days prior to the
249 [proposed] intended sale, [or] lease or transfer of the park. [, except
250 that for a sale, lease or transfer of a park occurring before October 1,
251 2025, such notice shall be mailed and delivered at least sixty days prior
252 to such proposed sale or lease.]

253 (3) A park owner may accept an offer for the sale, lease or transfer of
254 the [land] park before providing a copy of [such] the notice required
255 pursuant to subdivision (1) of this subsection as long as the agreement
256 is conditioned upon giving [the] residents [the] such notice and the
257 opportunity to purchase required by this section.

258 (b) A copy of [any] the notice required pursuant to subdivision (1)
259 of subsection (a) of this section shall be simultaneously sent by first
260 class mail to (1) any association of residents of the park that has [made]
261 submitted to the park owner a written request for [any] such notice, [to
262 the park owner,] (2) the Department of Housing, (3) the Connecticut
263 Housing Finance Authority, and (4) the Department of Consumer
264 Protection. If [an] the unit owner of [any] a dwelling unit has given the
265 park owner written notice that the unit owner resides in a place other
266 than the unit owner's dwelling unit, the park owner shall also send
267 such notice by first class mail to the address provided by such unit
268 owner.

269 (c) Not later than forty-five days after the notice [provided for in]

270 required pursuant to subdivision (1) of subsection (a) of this section
271 has been mailed or personally delivered, [or, before October 1, 2025,
272 not later than sixty days after such notice has been mailed or
273 personally delivered,] whichever [delivery method] is later, any
274 association representing more than fifty per cent of the dwelling units
275 in the park that are occupied by the unit owners of such dwelling units
276 or one or more of the unit owner's immediate family members, as
277 defined in section 20-670, including, but not limited to, an association
278 formed after the issuance of such notice, may notify the park owner
279 that such association is interested in purchasing the park. A copy of
280 any such notice from such association may be filed on the land records
281 of the municipality in which the park is located. Except as provided in
282 subsection (e) of this section, if such notice is given by [such] the
283 association, the association shall have one hundred eighty days after
284 the notice required [in] pursuant to subdivision (1) of subsection (a) of
285 this section has been mailed or personally delivered, whichever is
286 later, to purchase and close upon the sale of the park. Upon the request
287 of such association, the Department of Housing and the Connecticut
288 Housing Finance Authority shall assist the association in developing
289 financing [for the] to purchase [of] the park.

290 (d) (1) If the association and the park owner cannot otherwise agree
291 upon a purchase price for the park, and the park owner has
292 conditionally accepted or plans to accept a bona fide offer described in
293 subparagraph (A)(iii) of subdivision (2) of subsection (a) of this section,
294 the association shall have the right to (A) purchase the [property] park
295 upon the same [,] price, terms and conditions of [any existing bona
296 fide] such bona fide offer, [to purchase the park made by another
297 potential purchaser if the park owner has accepted such offer or
298 intends to accept such offer] and (B) include a financing contingency
299 clause in a purchase and sale agreement between the association and
300 the park owner for the park.

301 (2) No park owner shall (A) unreasonably refuse to enter into, or
302 unreasonably delay the execution of or closing upon, a purchase and

303 sale agreement with an association that has made a bona fide offer to
304 [match the] purchase the park upon the same price, terms and
305 conditions of [an] a bona fide offer [for which notice is required to be
306 given pursuant to this section] the park owner has accepted or
307 conditionally accepted as set forth in subdivision (1) of this subsection,
308 (B) refuse to include a financing contingency clause in a purchase and
309 sale agreement between the association and the park owner for the
310 park, or (C) require the association to pay a nonrefundable deposit as a
311 precondition to accepting the association's bona fide offer and entering
312 into a purchase and sale agreement for the park.

313 (3) If [, not later than ninety days after the notice required in
314 subsection (a) of this section has been mailed or personally delivered,
315 whichever is later,] no agreement for the sale of the park is executed
316 between the association and the park owner [has been] and filed upon
317 the land records of the municipality in which the park is located
318 during the ninety-day period beginning on the date on which the
319 notice required pursuant to subdivision (1) of subsection (a) of this
320 section was mailed or personally delivered, whichever is later, the
321 association's right [provided in] to purchase the park under this
322 subsection, [to purchase the park shall be void] and any recorded
323 notice filed pursuant to subsection (c) of this section, shall be void.

324 (e) If an association that meets the more than fifty per cent unit
325 ownership requirement in subsection (c) of this section desires to make
326 [an] a bona fide offer to purchase the park, but the [offer for which
327 notice is required to be given involves the sale of more than one mobile
328 manufactured home park or involves purchase of a controlling interest
329 in the park by a stock transfer or other noncash instrument, and the
330 association cannot match such offer] association's bona fide offer is not
331 made upon the same price, terms and conditions of a bona fide offer
332 described in subparagraph (A)(iii) of subdivision (2) of subsection (a)
333 of this section that the park owner has conditionally accepted or plans
334 to accept, the association may nevertheless submit to the park owner a
335 [proposed purchase and sale agreement concerning] bona fide offer to

336 purchase the park [in which such association is located] within the
337 applicable time period prescribed by [said] subsection (c) of this
338 section. In such case, the park owner shall consider the association's
339 bona fide offer but shall not be bound to sell to the association nor
340 shall the park owner be required to unreasonably delay completion of
341 a sale to another [entity] potential purchaser.

342 Sec. 5. Section 21-71 of the general statutes is repealed and the
343 following is substituted in lieu thereof (*Effective October 1, 2026*):

344 (a) The department may revoke, suspend, place conditions on or
345 refuse to renew any license to operate a mobile manufactured home
346 park for a violation of any provision of this chapter or any regulations
347 issued hereunder or any other state or local law or regulation, after
348 hearing, except that if the department upon investigation finds a
349 licensee is not providing adequate sewerage facilities, electrical,
350 plumbing or sanitary services, water supply or fire protection,
351 suspension of the license shall be automatic, provided such licensee
352 shall be entitled to a hearing before the department not later than
353 thirty days after such suspension. A license may be reinstated or
354 reissued if the circumstances leading to the violation have been
355 remedied and the park is being maintained and operated in full
356 compliance with this chapter and the regulations hereunder. Each
357 officer, board, commission or department of the state or any local
358 government shall assist the department with technical data on
359 sewerage facilities, electrical, plumbing or sanitary services, water
360 supply or fire protection and shall submit such data to the department
361 for the department's use in any hearing held pursuant to this section.
362 In addition to revoking, suspending, placing conditions on, or refusing
363 to renew any license to operate a mobile manufactured home park, the
364 department may, following an administrative hearing, impose a fine of
365 not less than fifty nor more than three hundred dollars for each day
366 that such violation exists. In connection with any investigation the
367 Commissioner of Consumer Protection or the commissioner's
368 authorized agent may administer oaths, issue subpoenas, compel

369 testimony and order the production of books, records and documents.
370 Each owner shall retain all leases, disclosure statements, rules and
371 regulations required under this chapter for at least four years after any
372 resident to whom they relate vacates the park.

373 (b) (1) If an inspection by the department reveals a violation of any
374 provision of this chapter or any regulation issued under this chapter,
375 the cost of all reinspections necessary to determine compliance with
376 any such provision shall be assumed by the owner, except that if a first
377 reinspection indicates compliance with such provision, no charge shall
378 be made.

379 (2) As part of an inspection or investigation, the department may
380 order an owner of a mobile manufactured home park to obtain an
381 independent inspection report, at the sole cost of the owner, that
382 assesses the condition and potential public health impact of a
383 condition at the park, including, but not limited to, the condition of
384 trees and electrical, plumbing or sanitary systems.

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

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

397 (C) The mobile manufactured home park owner shall submit proof
398 of compliance with the provisions of this subdivision at the time the
399 owner submits to the department the independent inspection report

400 required under this subsection.

401 (4) If the department orders a mobile manufactured home park
402 owner to obtain an independent inspection report as part of the
403 owner's application for a license, or for renewal of a license, to operate
404 a mobile manufactured home park, the department shall issue such
405 order to such owner at the electronic mail address such owner most
406 recently provided to the department in such owner's application. Such
407 order shall provide a description of the condition or conditions that
408 require further assessment by such owner.

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

414 (6) Each independent inspection report required under this
415 subsection shall include (A) an assessment of (i) all conditions outlined
416 in the department's order requiring such report that impact public
417 health and safety for the purpose of assessing the risk that such
418 conditions pose to public health and safety, and (ii) the severity of the
419 conditions described in subparagraph (A)(i) of this subdivision, and
420 (B) a detailed plan of action to remedy each condition described in
421 subparagraph (A)(i) of this subdivision.

422 (7) Not later than ten days after a mobile manufactured home park
423 owner receives an independent inspection report required under this
424 subsection, the mobile manufactured home park owner shall provide
425 to the department, in writing, a detailed plan to remedy the assessed
426 condition, which plan shall include, at a minimum, a specific timeline,
427 proposed contractors and a budget.

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

431 units.

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

442 (e) Beginning on January 1, 2027, when the department receives a
443 complaint submitted by a resident regarding a suspected violation of
444 any provision of this chapter, any regulation adopted pursuant to this
445 chapter or any other state or local law or regulation concerning mobile
446 manufactured home parks, the department shall promptly provide the
447 resident with an acknowledgment that the department has received
448 such complaint, which acknowledgment shall include, at a minimum,
449 (1) a summary, or a link to an Internet web site displaying a summary,
450 of the rights and responsibilities of residents, and (2) contact
451 information for the Connecticut Manufactured Home Owners Alliance
452 or its successor, if such organization or successor exists, including, but
453 not limited to, a link to such organization's or successor's Internet web
454 site.

455 Sec. 6. Subsection (b) of section 21-80 of the general statutes is
456 repealed and the following is substituted in lieu thereof (*Effective*
457 *October 1, 2026*):

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

462 (A) Nonpayment of rent, utility charges or reasonable incidental
463 services charges;

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

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

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

473 (E) A change in the use of the land on which such mobile
474 manufactured home is located, provided all of the affected residents
475 receive written notice (i) at least three hundred sixty-five days before
476 the time specified in the notice for the resident to quit possession of the
477 mobile manufactured home or occupancy of the lot if such notice is
478 given before June 23, 1999, or (ii) at least five hundred forty-five days
479 before the time specified in the notice for the resident to quit
480 possession of the mobile manufactured home or occupancy of the lot if
481 such notice is given on or after June 23, 1999, regardless of whether
482 any other notice under this section or section 21-70, as amended by this
483 act, has been given before June 23, 1999; provided nothing in
484 subsection (f) of section 21-70, section 21-70a, as amended by this act,
485 subsection (a) of this section, this subdivision and section 21-80b shall
486 be construed to invalidate the effectiveness of or require the reissuance
487 of any valid notice given before June 23, 1999.

488 (2) An owner may not maintain a summary process action under
489 subparagraph (B), (C) or (D) of subdivision (1) of this subsection,
490 except a summary process action based upon conduct which
491 constitutes a serious nuisance or a violation of subdivision (9) of
492 subsection (b) of section 21-82, prior to delivering a written notice to

493 the resident specifying the acts or omissions constituting the breach
494 and that the rental agreement shall terminate upon a date not less than
495 thirty days after receipt of the notice. If such breach can be remedied
496 by repair by the resident or payment of damages by the resident to the
497 owner and such breach is not so remedied within twenty-one days, the
498 rental agreement shall terminate except that (A) if the breach is
499 remediable by repairs or the payment of damages and the resident
500 adequately remedies the breach within said twenty-one-day period,
501 the rental agreement shall not terminate, or (B) if substantially the
502 same act or omission for which notice was given recurs within six
503 months, the owner may terminate the rental agreement in accordance
504 with the provisions of sections 47a-23 to 47a-23b, inclusive. For the
505 purposes of this subdivision, "serious nuisance" means (i) inflicting
506 bodily harm upon another resident or the owner or threatening to
507 inflict such harm with the present ability to effect the harm and under
508 circumstances which would lead a reasonable person to believe that
509 such threat will be carried out, (ii) substantial and wilful destruction of
510 part of the premises, (iii) conduct which presents an immediate and
511 serious danger to the safety of other residents or the owner, or (iv)
512 using the premises for prostitution or the illegal sale of drugs. If the
513 owner elects to evict based upon an allegation, pursuant to subdivision
514 (8) of subsection (b) of section 21-82, that the resident failed to require
515 other persons on the premises with the resident's consent to conduct
516 themselves in a manner that will not constitute a serious nuisance, and
517 the resident claims to have had no knowledge of such conduct, then, if
518 the owner establishes that the premises have been used for the illegal
519 sale of drugs, the burden shall be on the resident to show that the
520 resident had no knowledge of the creation of the serious nuisance.

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

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

525 (B) By the owner giving the resident at least sixty days' written
526 notice, which shall state the reason or reasons for such termination,
527 except that, when termination is based upon subparagraph (A) of
528 subdivision (1) of this subsection, the owner need give the resident
529 only thirty days' written notice, which notice shall state the total
530 arrearage due provided, the owner shall not maintain or proceed with
531 a summary process action against a resident who tenders the total
532 arrearage due to the owner within such thirty days and who has not so
533 tendered an arrearage under this subparagraph during the preceding
534 twelve months.

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

537 (5) Nothing in this subsection shall prohibit an owner from
538 increasing the rent at the termination of the rental agreement if (A) the
539 owner delivers a written notice of the proposed rent increase to the
540 resident at least [thirty] ninety days before the start of a new rental
541 agreement; (B) the proposed rent is consistent with rents for
542 comparable lots in the same park; and (C) the rent is not increased in
543 order to defeat the purpose of this subsection.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	7-148b
Sec. 2	<i>October 1, 2026</i>	21-70(a)
Sec. 3	<i>October 1, 2026</i>	21-70a(a) and (b)
Sec. 4	<i>October 1, 2026</i>	21-70b(a) to (e)
Sec. 5	<i>October 1, 2026</i>	21-71
Sec. 6	<i>October 1, 2026</i>	21-80(b)

Statement of Purpose:

To (1) require a regional council of governments to establish a fair rent commission if a mobile manufactured home park is located in any municipality that is a member of such council, (2) require a mobile manufactured home park owner to make available, on a disclosure

statement, an enumeration of all considerations payable by a resident to the owner, including, but not limited to, all periodic fees, usage fees and penalty fees payable by the resident to the owner, (3) modify the amount of relocation expenses paid to mobile manufactured home park residents, (4) modify the process by which, and terms upon which, an association of resident owners may exercise its right to purchase a mobile manufactured home park, (5) require the Department of Consumer Protection to promptly acknowledge receipt of a complaint submitted by a mobile manufactured home park resident, and (6) require a mobile manufactured home park owner to deliver a written notice of a proposed rent increase to a resident at least ninety days before the start of a new rental agreement.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]