



General Assembly

February Session, 2026

Raised Bill No. 5265

LCO No. 1665



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:
(INS)

***AN ACT CONCERNING COURT-ORDERED ACCOUNTINGS OF
COMMON INTEREST COMMUNITY FINANCIAL RECORDS, LENDER
QUESTIONNAIRES AND REVISING THE DISCLOSURE
REQUIREMENTS RELATING TO COMMON INTEREST COMMUNITIES.***

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

1 Section 1. (NEW) (*Effective October 1, 2026*) (a) Notwithstanding any
2 provision of the declaration or bylaws to the contrary and except as
3 provided in subsection (c) of section 47-260 of the general statutes, any
4 group of unit owners of units to which at least twenty per cent of the
5 votes in the association are allocated pursuant to the declaration may
6 petition the Superior Court for an order directing such association to
7 retain an independent third party to conduct an audit of such
8 association's financial records retained by such association pursuant to
9 the provisions of subsection (a) of section 47-260 of the general statutes
10 that are related to such association's expenditures and any other
11 financial matters, provided such group of unit owners satisfies the
12 following conditions:

13 (1) Such group of unit owners certifies in writing that a good faith
14 belief exists in grounds for an audit of such association's financial

15 records;

16 (2) Such group of unit owners obtains a signed opinion of an
17 independent certified public accountant who specializes in fraud or
18 financial forensics that there appears to be evidence of financial fraud or
19 misuse of such association's funds. Such signed opinion shall identify
20 the basis for the formation of such opinion;

21 (3) Such group of unit owners certifies in such petition to such group
22 of unit owner's ownership of units to which at least twenty per cent of
23 the votes in such association are allocated pursuant to the declaration
24 and attaches to such petition a certified copy of the allocation of the
25 votes from the declaration as recorded; and

26 (4) No such audit has been completed during the immediately
27 preceding twelve months from the date such group of unit owners filed
28 such petition for an audit of such association's financial records.

29 (b) Any expenses associated with the completion of an audit by an
30 independent third party of an association's financial records pursuant
31 to the provisions of subsection (a) of this section shall be paid for by the
32 group of unit owners who filed such petition for an audit of such
33 association's financial records.

34 (c) Any association or community association manager who provides
35 association management services for such association may charge a
36 reasonable fee to the group of unit owners for providing such
37 association's financial records to an independent third party pursuant
38 to the provisions of this section. For the purposes of this subsection,
39 "association management services" and "community association
40 manager" have the same meanings as provided in section 20-450 of the
41 general statutes.

42 (d) Any association may be entitled to reasonable attorney's fees
43 incurred by the association pursuant to the provisions of this section.

44 Sec. 2. Subparagraph (B) of subdivision (2) of subsection (d) of section
45 20-327b of the 2026 supplement to the general statutes is repealed and
46 the following is substituted in lieu thereof (*Effective October 1, 2026*):

47 (B) A subsection entitled "General Information"

48 (i) Indicate the YEAR the structure was built:

49 (ii) Indicate HOW LONG you have occupied the property: If not
50 applicable, indicate with N/A.

51 (iii) Does anyone else claim to own any part of your property,
52 including, but not limited to, any encroachment(s)? If YES, explain:

53 (iv) Does anyone other than you have or claim to have any right to
54 use any part of your property, including, but not limited to, any
55 easement or right-of-way? If YES, explain:

56 (v) Is the property in a flood hazard area or an inland wetlands area?
57 If YES, explain:

58 (vi) Are you aware of the presence of a dam on the property that has
59 been or is required to be registered with the Department of Energy and
60 Environmental Protection? If YES, explain:

61 (vii) Do you have any reason to believe that the municipality in which
62 the subject property is located may impose any assessment for purposes
63 such as sewer installation, sewer improvements, water main
64 installation, water main improvements, sidewalks or other
65 improvements? If YES, explain:

66 (viii) Is the property located in a municipally designated village
67 district, municipally designated historic district or listed on the National
68 Register of Historic Places? If YES, explain:

69 (ix) Special Statement: Information concerning village districts and
70 historic districts may be obtained from the municipality's village or

71 historic district commission, if applicable.

72 (x) Is the property located in a special tax district? If YES, explain:

73 (xi) Is the property subject to any type of land use restrictions, other
74 than those contained within the property's chain of title or that are
75 necessary to comply with state laws or municipal zoning? If YES,
76 explain:

77 (xii) Is the property located in a common interest community? If YES,
78 is it subject to any community or association dues or fees? Please
79 explain:

80 (xiii) Special Statement: If the property is located in a common
81 interest community that is comprised of more than twelve units, the
82 buyer is advised to (I) obtain a "Resale Certificate", which shall be
83 provided by the common interest community pursuant to state law, and
84 (II) request from the common interest community a report of such
85 common interest community's reserve funds. For any common interest
86 community that is comprised of not more than twelve units and not
87 required to provide such resale certificate, if such resale certificate is not
88 available, the buyer should consult with trade professionals, attorneys,
89 real estate professionals, financial analysts and residents of such
90 common interest community for more information concerning issues
91 that may arise with ownership in common interest communities.

92 ~~[(xiii)]~~ (xiv) Do you have any knowledge of prior or pending
93 litigation, government agency or administrative actions, orders or liens
94 on the property related to the release of any hazardous substance? If
95 YES, explain:

96 Sec. 3. Subsection (a) of section 47-244 of the general statutes is
97 repealed and the following is substituted in lieu thereof (*Effective October*
98 *1, 2026*):

99 (a) Except as provided in subsection (b) of this section, and subject to

100 the provisions of the declaration, the association, even if
101 unincorporated:

102 (1) Shall adopt and may amend bylaws, and may adopt and amend
103 rules;

104 (2) Shall adopt and may amend budgets, may adopt and amend
105 special assessments, may collect assessments for common expenses
106 from unit owners and may invest funds of the association;

107 (3) May hire and discharge managing agents and other employees,
108 agents and independent contractors;

109 (4) May institute, defend or intervene in litigation or in arbitration,
110 mediation or administrative proceedings in its own name on behalf of
111 itself or two or more unit owners on matters affecting the common
112 interest community, subject to section 47-261f;

113 (5) May make contracts and incur liabilities;

114 (6) May regulate the use, maintenance, repair, replacement and
115 modification of common elements;

116 (7) May cause additional improvements to be made as a part of the
117 common elements;

118 (8) May acquire, hold, encumber and convey in its own name any
119 right, title or interest to real property or personal property, but (A)
120 common elements in a condominium or planned community may be
121 conveyed or subjected to a security interest only pursuant to section 47-
122 254, and (B) part of a cooperative may be conveyed, or all or part of a
123 cooperative may be subjected to a security interest, only pursuant to
124 section 47-254;

125 (9) May grant easements, leases, licenses and concessions through or
126 over the common elements;

127 (10) May impose and receive any payments, fees or charges for the
128 use, rental or operation of the common elements, other than limited
129 common elements described in subdivisions (2) and (4) of section 47-
130 221, and for services provided to unit owners;

131 (11) May impose charges or interest or both for late payment of
132 assessments and, after notice and an opportunity to be heard, levy
133 reasonable fines for violations of the declaration, bylaws, rules and
134 regulations of the association;

135 (12) May impose reasonable charges for the preparation and
136 recordation of amendments to the declaration, resale certificates
137 required by section 47-270, [or] statements of unpaid assessments or a
138 lender's questionnaire. A charge imposed for the preparation and
139 recordation of a lender's questionnaire shall be in an amount of not more
140 than one hundred dollars;

141 (13) May provide for the indemnification of its officers and executive
142 board and maintain directors' and officers' liability insurance;

143 (14) Subject to subsection (d) of section 47-261e, may assign its right
144 to future income, including the right to receive common expense
145 assessments;

146 (15) May exercise any other powers conferred by the declaration or
147 bylaws;

148 (16) May exercise all other powers that may be exercised in this state
149 by legal entities of the same type as the association;

150 (17) May exercise any other powers necessary and proper for the
151 governance and operation of the association;

152 (18) May require, by regulation, that disputes between the executive
153 board and unit owners or between two or more unit owners regarding
154 the common interest community must be submitted to nonbinding
155 alternative dispute resolution in the manner described in the regulation

156 as a prerequisite to commencement of a judicial proceeding; and

157 (19) May suspend any right or privilege of a unit owner who fails to
158 pay an assessment, but may not:

159 (A) Deny a unit owner or other occupant access to the owner's unit
160 or its limited common elements;

161 (B) Suspend a unit owner's right to vote or participate in meetings of
162 the association;

163 (C) Prevent a unit owner from seeking election as a director or officer
164 of the association; or

165 (D) Withhold services provided to a unit or a unit owner by the
166 association if the effect of withholding the service would be to endanger
167 the health, safety or property of any person.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	New section
Sec. 2	<i>October 1, 2026</i>	20-327b(d)(2)(B)
Sec. 3	<i>October 1, 2026</i>	47-244(a)

Statement of Purpose:

To (1) allow unit owners of common interest communities to petition the Superior Court for an accounting of such association's financial records, (2) revise the disclosure requirements relating to common interest communities, and (3) impose a cap on the fee imposed for the preparation and recordation of a lender questionnaire.

[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.]