



General Assembly

**Amendment**

February Session, 2026

LCO No. 4496



Offered by:

REP. LEMAR, 96<sup>th</sup> Dist.

REP. TURCO, 27<sup>th</sup> Dist.

REP. MARTINEZ, 22<sup>nd</sup> Dist.

To: Subst. House Bill No. 5226

File No. 374

Cal. No. 260

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

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective from passage*) (a) As used in this section,  
4 "mobile manufactured home", "mobile manufactured home park",  
5 "resident" and "park owner" have the same meanings as provided in  
6 section 21-64 of the general statutes.

7 (b) During each calendar year beginning on or after January 1, 2027,  
8 the members of a fair rent commission created, established or joined  
9 under section 7-148b of the general statutes, as amended by this act,  
10 shall complete a course of training concerning the laws governing  
11 mobile manufactured homes, mobile manufactured home parks,  
12 residents and park owners, provided such course has been made  
13 available to such members, free of charge, by (1) a nonprofit

14 organization dedicated to ensuring equal housing access in the state,  
15 and (2) a state-wide membership network of municipalities that have an  
16 established fair rent commission.

17 Sec. 2. (NEW) (*Effective October 1, 2026*) (a) Notwithstanding any  
18 provision of the general statutes, any regional council of governments  
19 formed pursuant to section 4-124j of the general statutes that establishes  
20 a regional fair rent commission under subsection (e) of section 7-148b of  
21 the general statutes shall, solely for purposes of such commission, be  
22 deemed a municipality acting through such commission for purposes of  
23 liability in tort.

24 (b) Any commissioner, officer, employee or authorized agent of a  
25 regional fair rent commission established under subsection (e) of section  
26 7-148b of the general statutes, while acting within the scope of such  
27 commissioner's, officer's, employee's or authorized agent's duties, shall,  
28 solely for purposes of such commission, be entitled to the same  
29 immunities from liability and defenses as are provided to employees,  
30 officers and agents of municipalities under section 52-557n of the  
31 general statutes and any other applicable provision of the general  
32 statutes or common law.

33 (c) Participation by a municipality in a regional fair rent commission  
34 established under subsection (e) of section 7-148b of the general statutes  
35 shall not be construed to increase, expand or otherwise modify the  
36 liability exposure of such municipality beyond that which would apply  
37 if such municipality had created and operated a fair rent commission for  
38 such municipality under section 7-148b of the general statutes, as  
39 amended by this act.

40 Sec. 3. Subsection (b) of section 7-148b of the 2026 supplement to the  
41 general statutes is repealed and the following is substituted in lieu  
42 thereof (*Effective October 1, 2026*):

43 (b) Any municipality may, and each municipality with a population  
44 of fifteen thousand or more, as determined by the most recent decennial

45 census, shall, through its legislative body, adopt an ordinance that (1)  
46 creates a fair rent commission, (2) establishes or joins the municipality  
47 in a joint fair rent commission pursuant to subsection (d) of this section,  
48 or (3) joins the municipality in a regional fair rent commission pursuant  
49 to subsection (e) of this section. Any such commission shall make  
50 studies and investigations, conduct hearings and receive complaints  
51 relative to rental charges on housing accommodations, except those  
52 accommodations rented on a seasonal basis, within its jurisdiction,  
53 which term shall include mobile manufactured homes and mobile  
54 manufactured home park lots, in order to control and eliminate  
55 excessive rental charges on such accommodations, and to carry out the  
56 provisions of sections 7-148b to 7-148f, inclusive, as amended by this act,  
57 section 47a-20, [and] subsection (b) of section 47a-23c and subdivision  
58 (5) of subsection (b) of section 21-80, as amended by this act. The  
59 commission, for such purposes, may compel the attendance of persons  
60 at hearings, issue subpoenas and administer oaths, issue orders and  
61 continue, review, amend, terminate or suspend any of its orders and  
62 decisions. The commission may be empowered to retain legal counsel  
63 to advise it. All hearings conducted pursuant to this section shall be  
64 open to the public.

65 Sec. 4. Subsection (a) of section 21-70 of the general statutes is  
66 repealed and the following is substituted in lieu thereof (*Effective October*  
67 *1, 2026*):

68 (a) The Commissioner of Consumer Protection shall adopt  
69 regulations, in accordance with the provisions of chapter 54, providing  
70 for a disclosure statement which shall be used by mobile manufactured  
71 home park owners. The disclosure statement shall be a plain language  
72 summary of the rights and obligations listed in this chapter and shall  
73 not add to or diminish the rights and obligations provided by this  
74 chapter. Such disclosure statement shall include at least the following:  
75 [information:] (1) The monthly rental fee and an enumeration of all  
76 considerations payable by the resident to the owner, including, but not  
77 limited to, all periodic fees, usage fees and penalty fees payable by the

78 resident to the owner; (2) the length of the rental term; (3) the amount of  
79 land granted by the rental agreement; (4) an enumeration of goods and  
80 services to be provided to the resident, including, but not limited to,  
81 those goods and services to be provided free of charge; (5) notice if the  
82 owner plans to terminate the operation of the park during the term of  
83 the rental agreement; (6) a statement of conditions to be complied with  
84 by the owner and resident in the event of the sale of the mobile  
85 manufactured home by the resident, including, but not limited to,  
86 aesthetic standards for resale, which conditions shall not be altered by  
87 the owner after the rental agreement has been entered into; (7) the rights  
88 of residents regarding eviction under section 21-80, as amended by this  
89 act; (8) the rights of residents regarding the resale of a mobile  
90 manufactured home under section 21-79; (9) the rights of residents in  
91 the event that alterations of the rules concerning the resident's use and  
92 occupancy of the premises under subsection (b) of this section are to be  
93 made; (10) notice that outstanding property taxes may be owed on the  
94 mobile manufactured home; and (11) notice that there may be liens and  
95 other encumbrances on the mobile manufactured home and that the  
96 resident or purchaser should check with the town clerk, tax assessor and  
97 tax collector to determine whether any taxes are due on the mobile  
98 manufactured home and within any liens or encumbrances on the  
99 mobile manufactured home exist. Owners shall provide each  
100 prospective resident, before any rental agreement is entered into, and  
101 each resident, at the time of the first renewal of [his] such resident's  
102 rental agreement which occurs after the effective date of the regulations  
103 providing for a disclosure statement, with a completed disclosure  
104 statement. No rental agreement entered into on or after the effective date  
105 of the regulations providing for a disclosure statement shall be  
106 enforceable until the requirements of this subsection are met. A copy of  
107 such statement shall be signed by the resident at the time of the rental,  
108 acknowledging receipt of a completed, signed copy and such  
109 completed, signed copy shall be kept on file by the owner for a period  
110 of four years after such resident vacates the park.

111 Sec. 5. Subsections (a) and (b) of section 21-70a of the general statutes

112 are repealed and the following is substituted in lieu thereof (*Effective*  
113 *October 1, 2026*):

114 (a) A mobile manufactured home park resident who owns a mobile  
115 manufactured home and is required to remove the home from the park  
116 because of a change in use of the land on which said mobile  
117 manufactured home is located shall be entitled to receive from the  
118 mobile manufactured home park owner (1) relocation expenses to a  
119 mobile manufactured home park satisfactory to the resident within one  
120 hundred miles of the existing park site up to a maximum of (A) seven  
121 thousand dollars if the notice given pursuant to subdivision (3) of  
122 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of  
123 subsection (b) of section 21-80, as amended by this act, expires before  
124 October 1, 2000, regardless of whether such notice was given before or  
125 after June 23, 1999, [or] (B) subject to the provisions of subsection (b) of  
126 this section, ten thousand dollars if the notice given pursuant to  
127 subdivision (3) of subsection (a) of section 21-80 or subparagraph (E) of  
128 subdivision (1) of subsection (b) of section 21-80, as amended by this act,  
129 expires on or after October 1, 2000, but before October 1, 2026, regardless  
130 of whether such notice was given before or after June 23, 1999, or (C)  
131 twenty thousand dollars if the notice given pursuant to subdivision (3)  
132 of subsection (a) of section 21-80 or subparagraph (E) of subdivision (1)  
133 of subsection (b) of section 21-80, as amended by this act, expires on or  
134 after October 1, 2026, regardless of whether such notice was given before  
135 or after October 1, 2026, or (2) in the event a satisfactory site is not  
136 available onto which the mobile manufactured home may be relocated,  
137 the sum of (A) seven thousand dollars if the notice given pursuant to  
138 subdivision (3) of subsection (a) of section 21-80 or subparagraph (E) of  
139 subdivision (1) of subsection (b) of section 21-80, as amended by this act,  
140 expires before October 1, 2000, regardless of whether such notice was  
141 given before or after June 23, 1999, [or] (B) subject to the provisions of  
142 subsection (b) of this section, ten thousand dollars if the notice given  
143 pursuant to subdivision (3) of subsection (a) of section 21-80 or  
144 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as  
145 amended by this act, expires on or after October 1, 2000, but before

146 October 1, 2026, regardless of whether such notice was given before or  
147 after June 23, 1999, or (C) twenty thousand dollars if the notice given  
148 pursuant to subdivision (3) of subsection (a) of section 21-80 or  
149 subparagraph (E) of subdivision (1) of subsection (b) of section 21-80, as  
150 amended by this act, expires on or after October 1, 2026, regardless of  
151 whether such notice was given before or after October 1, 2026.

152 (b) Notwithstanding the provisions of subsection (a) of this section,  
153 in any case in which a mobile manufactured home park containing two  
154 hundred or more units in which a majority of residents have been given  
155 written notice, prior to June 23, 1999, pursuant to subdivision (3) of  
156 subsection (a) of section 21-80 or subparagraph (E) of subdivision (1) of  
157 subsection (b) of section 21-80, as amended by this act, regardless of  
158 whether one or more of such notices or the service of such notices is  
159 subsequently deemed invalid or ineffective, the amount of the  
160 relocation or compensatory payments required to be paid to such  
161 resident under the provisions of this section shall not exceed seven  
162 thousand dollars, regardless of whether a subsequent valid notice or  
163 notices are properly served subsequent to June 23, 1999, and such  
164 subsequent notice or notices expire on or after October 1, 2000, but  
165 before October 1, 2026.

166 Sec. 6. Section 21-71 of the general statutes is repealed and the  
167 following is substituted in lieu thereof (*Effective October 1, 2026*):

168 (a) The department may revoke, suspend, place conditions on or  
169 refuse to renew any license to operate a mobile manufactured home  
170 park for a violation of any provision of this chapter or any regulations  
171 issued hereunder or any other state or local law or regulation, after  
172 hearing, except that if the department upon investigation finds a  
173 licensee is not providing adequate sewerage facilities, electrical,  
174 plumbing or sanitary services, water supply or fire protection,  
175 suspension of the license shall be automatic, provided such licensee  
176 shall be entitled to a hearing before the department not later than thirty  
177 days after such suspension. A license may be reinstated or reissued if  
178 the circumstances leading to the violation have been remedied and the

179 park is being maintained and operated in full compliance with this  
180 chapter and the regulations hereunder. Each officer, board, commission  
181 or department of the state or any local government shall assist the  
182 department with technical data on sewerage facilities, electrical,  
183 plumbing or sanitary services, water supply or fire protection and shall  
184 submit such data to the department for the department's use in any  
185 hearing held pursuant to this section. In addition to revoking,  
186 suspending, placing conditions on, or refusing to renew any license to  
187 operate a mobile manufactured home park, the department may,  
188 following an administrative hearing, impose a fine of not less than fifty  
189 nor more than three hundred dollars for each day that such violation  
190 exists. In connection with any investigation the Commissioner of  
191 Consumer Protection or the commissioner's authorized agent may  
192 administer oaths, issue subpoenas, compel testimony and order the  
193 production of books, records and documents. Each owner shall retain  
194 all leases, disclosure statements, rules and regulations required under  
195 this chapter for at least four years after any resident to whom they relate  
196 vacates the park.

197 (b) (1) If an inspection by the department reveals a violation of any  
198 provision of this chapter or any regulation issued under this chapter, the  
199 cost of all reinspections necessary to determine compliance with any  
200 such provision shall be assumed by the owner, except that if a first  
201 reinspection indicates compliance with such provision, no charge shall  
202 be made.

203 (2) As part of an inspection or investigation, the department may  
204 order an owner of a mobile manufactured home park to obtain an  
205 independent inspection report, at the sole cost of the owner, that  
206 assesses the condition and potential public health impact of a condition  
207 at the park, including, but not limited to, the condition of trees and  
208 electrical, plumbing or sanitary systems.

209 (3) (A) In ordering an owner of a mobile manufactured home park to  
210 obtain an independent inspection report under this subsection, the  
211 department may require (i) the person completing such report to have

212 training or be licensed in a particular area related to the ordered  
213 inspection, and (ii) that such report specifically address particular areas  
214 of, or issues affecting, the park that are of concern to the department.

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

220 (C) The mobile manufactured home park owner shall submit proof of  
221 compliance with the provisions of this subdivision at the time the owner  
222 submits to the department the independent inspection report required  
223 under this subsection.

224 (4) If the department orders a mobile manufactured home park  
225 owner to obtain an independent inspection report as part of the owner's  
226 application for a license, or for renewal of a license, to operate a mobile  
227 manufactured home park, the department shall issue such order to such  
228 owner at the electronic mail address such owner most recently provided  
229 to the department in such owner's application. Such order shall provide  
230 a description of the condition or conditions that require further  
231 assessment by such owner.

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

237 (6) Each independent inspection report required under this  
238 subsection shall include (A) an assessment of (i) all conditions outlined  
239 in the department's order requiring such report that impact public  
240 health and safety for the purpose of assessing the risk that such  
241 conditions pose to public health and safety, and (ii) the severity of the  
242 conditions described in subparagraph (A)(i) of this subdivision, and (B)

243 a detailed plan of action to remedy each condition described in  
244 subparagraph (A)(i) of this subdivision.

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

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

254 (d) The department may issue an order to any owner determined to  
255 be in violation of any provision of this chapter or any regulation issued  
256 under this section after an inspection of a mobile manufactured home  
257 park, providing for the immediate discontinuance of the violation or  
258 timely remediation of such violation. Any owner of a mobile  
259 manufactured home park who fails to comply with any orders  
260 contained in a notice of violation resulting from a reinspection of such  
261 park not later than thirty days after issuance of such notice, including  
262 confirmation of active licensure, shall be fined five hundred dollars per  
263 violation and shall follow the procedures specified in section 51-164n.

264 (e) On and after January 1, 2027, when the department receives a  
265 complaint submitted by a resident regarding a suspected violation of  
266 any provision of this chapter, any regulation adopted pursuant to this  
267 chapter or any other state or local law or regulation concerning mobile  
268 manufactured home parks, the department shall promptly provide the  
269 resident with an acknowledgment that the department has received  
270 such complaint, which acknowledgment shall include, at a minimum,  
271 (1) a summary, or a link to an Internet web site displaying a summary,  
272 of the rights and responsibilities of residents, and (2) contact  
273 information for the Connecticut Manufactured Home Owners Alliance  
274 or its successor, if said alliance or such successor exists, including, but

275 not limited to, a link to said alliance's or such successor's Internet web  
276 site.

277 Sec. 7. Subsection (b) of section 21-80 of the general statutes is  
278 repealed and the following is substituted in lieu thereof (*Effective October*  
279 *1, 2026*):

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

284 (A) Nonpayment of rent, utility charges or reasonable incidental  
285 services charges;

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

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

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

295 (E) A change in the use of the land on which such mobile  
296 manufactured home is located, provided all of the affected residents  
297 receive written notice (i) at least three hundred sixty-five days before  
298 the time specified in the notice for the resident to quit possession of the  
299 mobile manufactured home or occupancy of the lot if such notice is  
300 given before June 23, 1999, or (ii) at least five hundred forty-five days  
301 before the time specified in the notice for the resident to quit possession  
302 of the mobile manufactured home or occupancy of the lot if such notice  
303 is given on or after June 23, 1999, regardless of whether any other notice  
304 under this section or section 21-70, as amended by this act, has been

305 given before June 23, 1999; provided nothing in subsection (f) of section  
306 21-70, section 21-70a, as amended by this act, subsection (a) of this  
307 section, this subdivision and section 21-80b shall be construed to  
308 invalidate the effectiveness of or require the reissuance of any valid  
309 notice given before June 23, 1999.

310 (2) An owner may not maintain a summary process action under  
311 subparagraph (B), (C) or (D) of subdivision (1) of this subsection, except  
312 a summary process action based upon conduct which constitutes a  
313 serious nuisance or a violation of subdivision (9) of subsection (b) of  
314 section 21-82, prior to delivering a written notice to the resident  
315 specifying the acts or omissions constituting the breach and that the  
316 rental agreement shall terminate upon a date not less than thirty days  
317 after receipt of the notice. If such breach can be remedied by repair by  
318 the resident or payment of damages by the resident to the owner and  
319 such breach is not so remedied within twenty-one days, the rental  
320 agreement shall terminate except that (A) if the breach is remediable by  
321 repairs or the payment of damages and the resident adequately  
322 remedies the breach within said twenty-one-day period, the rental  
323 agreement shall not terminate, or (B) if substantially the same act or  
324 omission for which notice was given recurs within six months, the  
325 owner may terminate the rental agreement in accordance with the  
326 provisions of sections 47a-23 to 47a-23b, inclusive. For the purposes of  
327 this subdivision, "serious nuisance" means (i) inflicting bodily harm  
328 upon another resident or the owner or threatening to inflict such harm  
329 with the present ability to effect the harm and under circumstances  
330 which would lead a reasonable person to believe that such threat will be  
331 carried out, (ii) substantial and wilful destruction of part of the  
332 premises, (iii) conduct which presents an immediate and serious danger  
333 to the safety of other residents or the owner, or (iv) using the premises  
334 for prostitution or the illegal sale of drugs. If the owner elects to evict  
335 based upon an allegation, pursuant to subdivision (8) of subsection (b)  
336 of section 21-82, that the resident failed to require other persons on the  
337 premises with the resident's consent to conduct themselves in a manner  
338 that will not constitute a serious nuisance, and the resident claims to

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

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

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

347 (B) By the owner giving the resident at least sixty days' written notice,  
 348 which shall state the reason or reasons for such termination, except that,  
 349 when termination is based upon subparagraph (A) of subdivision (1) of  
 350 this subsection, the owner need give the resident only thirty days'  
 351 written notice, which notice shall state the total arrearage due, provided  
 352 [ ] the owner shall not maintain or proceed with a summary process  
 353 action against a resident who tenders the total arrearage due to the  
 354 owner within such thirty days and who has not so tendered an arrearage  
 355 under this subparagraph during the preceding twelve months.

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

358 (5) Nothing in this subsection shall prohibit an owner from increasing  
 359 the rent at the termination of the rental agreement if (A) the owner  
 360 delivers a written notice of the proposed rent increase to the resident at  
 361 least [thirty] sixty days before the start of a new rental agreement; (B)  
 362 the proposed rent is consistent with rents for comparable lots in the  
 363 same park; and (C) the rent is not increased in order to defeat the  
 364 purpose of this subsection."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>October 1, 2026</i>	New section

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Sec. 3	<i>October 1, 2026</i>	7-148b(b)
Sec. 4	<i>October 1, 2026</i>	21-70(a)
Sec. 5	<i>October 1, 2026</i>	21-70a(a) and (b)
Sec. 6	<i>October 1, 2026</i>	21-71
Sec. 7	<i>October 1, 2026</i>	21-80(b)