



2023 End of Legislative Session Report

CAI's Connecticut Legislative Action Committee (CT LAC) was active this session. The six-member committee volunteered hundreds of collective hours to review bills, draft testimony, work with CT LAC's lobbyists, meet with legislators and other decision-makers, and testify for and against bills. Hundreds of bills were introduced, and the CT LAC monitored a number of bills that directly or indirectly impacted the [460,000 Connecticut residents living in 182,000 homes in more than 5,000 community associations](#). Below are highlights from the 2023 Connecticut General Assembly:

SB 1072, An Act Concerning Revisions To The Common Interest Ownership Act. This bill introduces important updates for community associations in the state. It grants the ability to conduct electronic voting, streamlining the voting process and promoting efficiency. The Bill also limits voter information from being disclosed. Lastly, it increases the allowable fee for the preparation of resale certificates from \$125 to \$185, acknowledging the high costs associated with producing these documents. The bill also included a provision to automatically adjust due to inflation. Associations can continue to charge either five cents per page for document copies or a flat fee of ten dollars per electronic transmission of resale documents. These fee caps are a significant victory for community associations, ensuring that the burden of cost does not fall on volunteers, but on those making the request.

Status: PASSED, EFFECTIVE JUNE 6, 2023

HB 6631, An Act Concerning The Common Interest Ownership Act. The CT LAC monitored this legislation that amends the foreclosure statute. The Bill clarifies that delinquent notices sent to an owner's mortgagee are not violations of CT law.

Status: PASSED

SB 212, An Act Requiring Condominium Reserve Fund Allocations. The CT LAC supported this legislation, advocating for the mandatory inclusion of reserve study and funding requirements for condominiums. The bill received a hearing by the Joint Committee on Housing; however, its progress was hindered by a series of unrelated amendments that were introduced. These amendments resulted in the bill being held in committee, preventing its further advancement.

Status: FAILED

SB 1013, An Act Concerning Common Interest Ownership Communities. This bill was reintroduced from the previous legislative session and would have required the Commissioner of Housing to conduct a study concerning funding for common interest ownership community reserves. The CT LAC connected with the Insurance and Real Estate Committee during the legislative session informing the Committee of CAI's condominium safety public policy efforts in the wake of the Surfside condominium collapse and offering their expertise on reserve studies and funding. The CT LAC is hopeful the Connecticut legislature will continue to discuss this important topic of improving condominium safety for Connecticut associations.

Status: FAILED SINE DIE.

HB 5244, An Act Authorizing Municipalities To Establish A Property Tax Abatement For Certain Condominium Units. The CT LAC supported this straightforward and simple legislation which would allow localities to establish a property tax

abatement for condominium units that do not require snow plowing, garbage pick-up, or other municipal services. Associations in Connecticut provide nearly 850 million dollars in maintenance costs that would otherwise fall to the local governments.

Status: Failed.

Connecticut Contact Information

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Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and by Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the CT LAC. Please visit www.caionline.org/lacdonate/ and donate to “Connecticut” to support our continued efforts.

For more information visit www.caionline.org/CTLAC.