



# House of Representatives

General Assembly

**File No. 200**

January Session, 2001

Substitute House Bill No. 6930

*House of Representatives, April 10, 2001*

The Committee on Insurance and Real Estate reported through REP. JARJURA of the 74th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

**AN ACT CONCERNING DOCUMENT PREPARATION FEES  
ASSOCIATED WITH THE RESALE OF A CONDOMINIUM UNIT.**

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

1 Subsection (b) of section 47-270 of the general statutes is repealed  
2 and the following is substituted in lieu thereof:

3 (b) The association, within ten business days after receipt of a  
4 written request by a unit owner and payment by the unit owner of a  
5 fee of not more than [seventy-five] one hundred dollars, including  
6 printing, photocopying and related costs, for preparation of the  
7 certificate and other materials, shall furnish a certificate containing the  
8 information necessary to enable the unit owner to comply with this  
9 section, and any other documents required by this section. A unit  
10 owner providing a certificate and documents pursuant to subsection  
11 (a) of this section is not liable to the purchaser for any erroneous  
12 information provided by the association and included in the certificate  
13 and documents.

*INS      JOINT FAVORABLE SUBST.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

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**OFA Fiscal Note**

**State Impact:** None

**Affected Agencies:** None

**Municipal Impact:** None

**Explanation**

**State and Municipal Impact:**

This bill increases the maximum fee that a condominium owner must pay to the condominium association for the preparation of certain documents from \$75 to \$100. This change does not result in any fiscal impact to the state or municipalities.

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**OLR BILL ANALYSIS**

sHB 6930

***AN ACT CONCERNING DOCUMENT PREPARATION FEES  
ASSOCIATED WITH THE RESALE OF A CONDOMINIUM UNIT.***

**SUMMARY:**

This bill increases, from \$75 to \$100, the maximum fee condominium associations may charge unit owners for costs involved in printing, photocopying, and preparing the certificate and related documents the unit owner needs to resell his unit.

EFFECTIVE DATE: October 1, 2001

**COMMITTEE ACTION**

Insurance and Real Estate Committee

Joint Favorable Substitute

Yea 14 Nay 4