



General Assembly

**Substitute Bill No. 5450**

*February Session, 2002*

**AN ACT PROTECTING CERTAIN HOMEOWNERS FROM FORECLOSURE.**

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

1 Section 1. (NEW) (*Effective October 1, 2002*) As used in sections 1 to 3,  
2 inclusive, of this act:

3 (1) "Distressed municipality" has the same meaning as "distressed  
4 municipality", as defined in section 32-9p of the general statutes, as  
5 amended.

6 (2) "Homeowner" means a person who has an ownership interest in  
7 residential real property secured by a mortgage which is the subject of  
8 a foreclosure action, and who has owned and occupied such property  
9 as the person's principal residence for a continuous period of not less  
10 than two years immediately preceding the commencement of such  
11 foreclosure action.

12 (3) "Lender" means any person who makes or holds mortgage loans  
13 in the ordinary course of business and who is the holder of any first  
14 mortgage on residential real estate which is the subject of a foreclosure  
15 action.

16 Sec. 2. (NEW) (*Effective October 1, 2002*) In an action by a lender for  
17 the foreclosure of a mortgage of residential real property, no judgment  
18 foreclosing the title to said property by strict foreclosure or by a decree

