



General Assembly

February Session, 2002

***Raised Bill No. 591***

LCO No. 2293

Referred to Committee on Judiciary

Introduced by:  
(JUD)

***AN ACT CONCERNING INNKEEPERS AND GUESTS.***

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

1 Section 1. Section 47a-2 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2002*):

3 (a) Unless created to avoid the application of this chapter and  
4 sections 47a-21, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26g,  
5 inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, the  
6 following arrangements are not governed by this chapter and sections  
7 47a-21, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26g, inclusive, 47a-35  
8 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46: (1) Residence at an  
9 institution, public or private, if incidental to detention or the provision  
10 of medical, geriatric, educational, counseling, religious service or any  
11 similar service; (2) occupancy under a contract of sale of a dwelling  
12 unit or the property of which such unit is a part, if the occupant is the  
13 purchaser or a person who succeeds to his interest; (3) occupancy by a  
14 member of a fraternal or social organization in the portion of a  
15 structure operated for the benefit of such organization; (4) transient  
16 occupancy in a hotel or motel or similar lodging; (5) occupancy by an  
17 owner of a condominium unit; and (6) occupancy by a personal care

18 assistant or other person who is employed by a person with a  
19 disability to assist and support such disabled person with daily living  
20 activities or housekeeping chores and is provided dwelling space in  
21 the personal residence of such disabled person as a benefit or condition  
22 of such employment.

23 (b) Except as otherwise provided in chapter 412 or in this chapter,  
24 this chapter shall not apply to the rental of a space or lot in a mobile  
25 manufactured home park by a resident of a mobile manufactured  
26 home in such park who is also the owner of such mobile manufactured  
27 home. This chapter shall apply to the rental of a mobile manufactured  
28 home and premises in a mobile manufactured home park by a person  
29 other than the owner of such mobile manufactured home. Chapter  
30 833a, except sections 47a-52, 47a-55, 47a-56i, 47a-56k and 47a-58 to 47a-  
31 61, inclusive, shall not apply to mobile manufactured home parks.  
32 Chapters 831, 832, 833 and 834, and the applicable parts of chapter  
33 833a, shall apply to all residents of a mobile manufactured home park,  
34 including owners of mobile manufactured homes, except as otherwise  
35 provided in chapter 412.

36 (c) For the purposes of subdivision (4) of subsection (a) of this  
37 section and subdivision (4) of section 47a-36:

38 (1) Occupancy in a hotel, motel or similar lodging for less than  
39 thirty days is transient, except that such occupancy is not transient if  
40 the dwelling unit or room in such hotel, motel or lodging is occupied  
41 as the primary residence of the occupant from the beginning of such  
42 occupancy; and

43 (2) Occupancy in a hotel, motel or similar lodging for thirty days or  
44 more is not transient, except that such occupancy is transient if the  
45 dwelling unit or room in such hotel, motel or lodging is not occupied  
46 as the primary residence of the occupant and the occupancy does not  
47 exceed ninety days.

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| This act shall take effect as follows: |                        |
| Section 1                              | <i>October 1, 2002</i> |

***Statement of Purpose:***

To adopt provisions concerning the rights of keepers of hotels, motels and similar lodging with respect to the transient occupancy of their guests.

*[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.]*