



General Assembly

Amendment

February Session, 2004

LCO No. 2976

SB0048102976SD0

Offered by:

SEN. SULLIVAN, 5th Dist.

SEN. CRISCO, 17th Dist.

To: Senate Bill No. 481

File No. 127

Cal. No. 125

"AN ACT CONCERNING PSYCHOLOGICALLY IMPACTED REAL ESTATE."

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

3 "Section 1. Section 20-329cc of the general statutes is repealed and
4 the following is substituted in lieu thereof (*Effective October 1, 2004*):

5 As used in sections 20-329cc to 20-329ff, inclusive, as amended by
6 this act, ["psychologically impacted" means the effect of certain
7 circumstances] a "nonmaterial fact concerning real property" means a
8 fact, set of facts or circumstance surrounding real estate which
9 includes, but is not limited to: (1) The fact that an occupant of real
10 property is [, or was at any time suspected to be, infected] or has been
11 infected with [the human immunodeficiency syndrome, as defined in
12 section 19a-581] a disease on the list of reportable diseases issued by
13 the Commissioner of Public Health pursuant to section 19a-2a, as
14 amended; or (2) the fact that the property was at any time suspected to

15 have been the site of a [homicide, other felony or a suicide] death or
16 felony.

17 Sec. 2. Section 20-329dd of the general statutes is repealed and the
18 following is substituted in lieu thereof (*Effective October 1, 2004*):

19 (a) The existence of [any fact or circumstance which may have a
20 psychological impact on the purchaser or lessee] a nonmaterial fact
21 concerning real property is not a material fact that must be disclosed in
22 a real estate transaction.

23 (b) No cause of action shall arise against an owner of real estate, [his
24 or her] the owner's agent or any agent of the transferee for the failure
25 to disclose [to the transferee that the transferred property was
26 psychologically impacted, as defined in section 20-329cc] a
27 nonmaterial fact concerning real property to the transferee."

This act shall take effect as follows:	
Section 1	<i>October 1, 2004</i>
Sec. 2	<i>October 1, 2004</i>