



General Assembly

Substitute Bill No. 6539

January Session, 2005

* HB06539HSGPD_031405 *

AN ACT CONCERNING IDENTIFICATION OF A LANDLORD.

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

1 Section 1. (NEW) (*Effective October 1, 2005*) (a) As used in this
2 section, "address" means a location as described by the full street
3 number, if any, the street name, the city or town, and the state, and not
4 a mailing address such as a post office box, and "dwelling unit" means
5 any house or building, or portion thereof, which is rented, leased or
6 hired out to be occupied, or is arranged or designed to be occupied, or
7 is occupied, as the home or residence of one or more persons, living
8 independently of each other, and doing their cooking upon the
9 premises, and having a common right in the halls, stairways or yards.

10 (b) Any municipality may require the owner of occupied or vacant
11 rental real property consisting of six or more dwelling units to
12 maintain on file in the tax assessor's office, or other municipal office
13 designated by the municipality, the current residential address of the
14 owner of such property, if the owner is an individual, or the current
15 residential address of the agent in charge of the building, if the owner
16 is a corporation, partnership, trust or other legally recognized entity
17 owning rental real property in the state. If such residential address
18 changes, notice of the new residential address shall be provided by
19 such owner or agent in charge of the building to the tax assessor or
20 other designated municipal office no more than twenty-one days after

21 the date that the address change occurred. If the owner or agent fails
22 to file an address under this section, the address to which the
23 municipality mails property tax bills for the rental real property shall
24 be deemed to be the owner or agent's current address.

25 (c) Service of state or municipal orders relating to maintenance of
26 such rental real property or compliance with state law and local codes
27 concerning such real property directed to the owner or agent at the
28 address on file, or deemed to be on file in accordance with the
29 provisions of this section, shall be sufficient proof of service of notice
30 of such orders in any subsequent criminal or civil action against the
31 owner or agent for failure to comply with the orders. The provisions of
32 this section shall not be construed to limit the validity of any other
33 means of giving notice of such orders that may be used by the state or
34 such municipality.

35 (d) Any person who violates any provision of this section shall have
36 committed an infraction.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2005</i>	New section

HSG

Joint Favorable Subst. C/R

PD