



General Assembly

January Session, 2005

Raised Bill No. 6864

LCO No. 4091

04091_____INS

Referred to Committee on Insurance and Real Estate

Introduced by:
(INS)

**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 Section 1. Subsection (b) of section 47-270 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2005*):

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

This act shall take effect as follows and shall amend the following sections:

| | | |
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| Section 1 | October 1, 2005 | 47-270(b) |
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Statement of Purpose:

To allow condominium associations to establish document preparation fees based on the actual costs of producing such documents.

[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.]