



General Assembly

**Amendment**

January Session, 2005

LCO No. 6539

\*HB0686406539HDO\*

Offered by:  
REP. O'CONNOR, 35<sup>th</sup> Dist.

To: Subst. House Bill No. 6864      File No. 178      Cal. No. 182

**"AN ACT CONCERNING DOCUMENT PREPARATION FEES  
ASSOCIATED WITH THE RESALE OF A CONDOMINIUM UNIT."**

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

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4      repealed and the following is substituted in lieu thereof (*Effective*  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

6      (b) [The association, within] (1) Not later than ten business days  
7      after receipt of a written request [by] from a unit owner and payment  
8      by the unit owner of a fee [of not more than seventy-five dollars,  
9      including] established by the association that reflects the actual  
10     printing, photocopying and related costs, but in no event in excess of  
11     one hundred twenty-five dollars, for the preparation of the certificate  
12     and other [materials] documents, the association shall furnish a  
13     certificate containing the information necessary to enable the unit  
14     owner to comply with this section [,] and any other documents

15 required by this section. The association shall itemize the actual  
 16 printing, photocopying and related costs and provide a list of the  
 17 itemized costs to the unit owner with the certificate and documents.  
 18 An additional fee of not more than ten dollars for expedited  
 19 preparation may be established if the certificate and all required  
 20 documents are furnished to the unit owner not later than three  
 21 business days after the written request is received by the association.  
 22 No fee under this subsection may include costs for services provided  
 23 by an attorney or paralegal.

24 (2) A unit owner providing a certificate and documents pursuant to  
 25 subsection (a) of this section is not liable to the purchaser for any  
 26 erroneous information provided by the association and included in the  
 27 certificate and documents."

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2005	47-270(b)