



General Assembly

January Session, 2007

Proposed Bill No. 5286

LCO No. 874

Referred to Committee on Insurance and Real Estate

Introduced by:
REP. MEGNA, 97th Dist.

**AN ACT PROMOTING FAIRNESS FOR ALL RESIDENTIAL
CONDOMINIUM UNIT OWNERS.**

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

- 1 That section 47-255 of the general statutes be amended to: (1)
- 2 Specifically require, that in the event of a loss, the property insurance
- 3 policy maintained by the association is primary when there is another
- 4 such insurance policy maintained by a unit owner covering the same
- 5 risk; (2) in subsection (b) of said section 47-255, eliminate the reference
- 6 to units having horizontal boundaries; and (3) require that a deductible
- 7 on any insurance policy maintained by the association be a common
- 8 expense.

Statement of Purpose:

To require that all residential condominium unit owners be treated fairly with respect to the property insurance on the condominium.