



# Senate

General Assembly

**File No. 181**

February Session, 2008

Senate Bill No. 531

*Senate, March 26, 2008*

The Committee on General Law reported through SEN. COLAPIETRO of the 31st Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

***AN ACT CONCERNING THE UPGRADING OF EXISTING MOBILE MANUFACTURED HOMES.***

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

1 Section 1. Section 21-68 of the 2008 supplement to the general  
2 statutes is repealed and the following is substituted in lieu thereof  
3 (*Effective from passage*):

4 Each mobile manufactured home park shall conform to the  
5 requirements of the State Building Code, the Fire Safety Code and local  
6 ordinances or planning or zoning regulations, if any, provided an  
7 applicant for a license for a mobile manufactured home park in  
8 existence on October 1, 1972, may, with the consent of the  
9 Commissioner of Consumer Protection, be exempted from the  
10 provisions of sections 425.31, 425.32, 425.33, 425.51 and 425.52 of the  
11 basic or State Building Code, if such park meets the remaining  
12 requirements for a license; and provided further, the commissioner  
13 may exempt any mobile manufactured home park from the provisions  
14 of section 425.37 of said code, with respect to faucets, sanitary facilities,

15 laundry tubs and slop sinks for community use. The replacement of a  
16 mobile manufactured home in or outside of a mobile manufactured  
17 home park with a mobile manufactured home with the same or  
18 different external dimensions that is built in compliance with federal  
19 mobile manufactured home construction and safety standards, as  
20 amended from time to time, shall not constitute an expansion of a  
21 nonconforming use.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>from passage</i>	21-68
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**GL**      *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either chamber thereof for any purpose:

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***OFA Fiscal Note***

***State Impact:*** None

***Municipal Impact:*** None

***The Out Years***

***State Impact:*** None

***Municipal Impact:*** None

**OLR Bill Analysis****SB 531*****AN ACT CONCERNING THE UPGRADING OF EXISTING MOBILE MANUFACTURED HOMES.*****SUMMARY:**

This bill provides that replacing a mobile manufactured home that is located outside of a mobile manufactured home park with one that has the same or different dimensions does not constitute an expansion of a nonconforming use if the home is built in compliance with federal mobile manufactured home construction and safety standards. Current law already provides this for mobile manufactured homes located in a park. Zoning regulations cannot prohibit the continuation of a land use that was legal when the regulations were adopted, but zoning regulations often prohibit the expansion of such legal nonconforming uses.

EFFECTIVE DATE: On passage

**COMMITTEE ACTION**

General Law Committee

Joint Favorable

Yea 18 Nay 0 (03/11/2008)