



General Assembly

January Session, 2009

Committee Bill No. 6166

LCO No. 4826

04826HB06166JUD

Referred to Committee on Judiciary

Introduced by:
(JUD)

**AN ACT CONCERNING MANAGEMENT AND MAINTENANCE OF
RESIDENTIAL REAL PROPERTY SUBJECT TO FORECLOSURE.**

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

1 Section 1. (NEW) (*Effective July 1, 2009*) (a) (1) For the purposes of
2 this section, "mortgagee" means the original lender or servicer under a
3 mortgage, or its successors or assigns, who is the holder of any
4 mortgage on residential real property securing a loan that is the subject
5 of a foreclosure action, and "residential real property" includes, but is
6 not limited to, an apartment building or complex.

7 (2) On and after July 1, 2009, when a mortgagee commences an
8 action for the foreclosure of a mortgage on residential real property,
9 the mortgagee shall attach to the front of the writ, summons and
10 complaint a form prescribed by the Chief Court Administrator that
11 indicates the name, telephone number and mailing address of the
12 mortgagee and the name, telephone number and mailing address of
13 any property management office of the mortgagee or other person
14 responsible for the maintenance of the residential real property.

15 (3) On and after July 1, 2009, a mortgagee shall include with any lis

16 pendens or notice of foreclosure filed with a town clerk a form
17 prescribed by the Chief Court Administrator that indicates the name,
18 telephone number and mailing address of the mortgagee and the
19 name, telephone number and mailing address of any property
20 management office of the mortgagee or other person responsible for
21 the maintenance of the residential real property.

22 (4) Not later than July 1, 2009, the Chief Court Administrator shall
23 prescribe a standard form for the purposes of subdivisions (2) and (3)
24 of this subsection.

25 (b) Any mortgagee who violates the provisions of this section shall
26 be fined not more than five hundred dollars.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2009	New section

Statement of Purpose:

To help prevent and address blight in properties subject to foreclosure by requiring lenders to attach contact information to the writ, summons and complaint and documents filed with the town clerk in order to help identify the person responsible for property maintenance.

[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.]

Co-Sponsors: REP. ZALASKI, 81st Dist.

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