



General Assembly

January Session, 2011

Proposed Bill No. 6069

LCO No. 1765

Referred to Committee on Judiciary

Introduced by:
REP. OLSON, 46th Dist.

AN ACT CONCERNING THE COMMON INTEREST OWNERSHIP ACT.

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

1 That chapter 828 of the general statutes concerning the Common
2 Interest Ownership Act be amended to: (1) Allow condominium
3 associations with twelve or fewer units to adhere to less formal
4 meeting and notice requirements, such as eliminating required
5 adherence to the most recent edition of Roberts' Rules of Order Newly
6 Revised; (2) require associations with greater than three hundred units
7 to offer alternative notice options for meeting notices and require a
8 formal response from unit owners who plan to attend a meeting in
9 order to allow the condominium association to provide an appropriate
10 venue for the meeting; (3) clarify certain insurance requirements as
11 they relate to unit owners and condominium associations, including
12 specific boundary definitions, and allocate deductibles so they may be
13 prorated among only the units that incurred damage and be based on
14 the cost of repair; (4) clarify the definition of association rules as
15 compared to association procedures; and (5) clarify the amounts of the
16 fees that may be charged for the preparation and supervision of
17 association records, including fees for copies charged to those

18 requesting information from the condominium association.

Statement of Purpose:

To revise provisions of the Common Interest Ownership Act.