



General Assembly

Substitute Bill No. 957

January Session, 2011

* _____SB00957JUD__042711_____*

AN ACT CONCERNING NEIGHBORHOOD PROTECTION.

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

1 Section 1. Section 7-148hh of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2011*):

3 As used in sections 7-148ff, 7-148ii, as amended by this act, 7-152c,
4 19a-206, 47a-52, 47a-53, 47a-58 and 49-73b, as amended by this act:

5 (1) "Registrant" means the owner of [vacant] residential or
6 commercial property who is required to register such property
7 pursuant to section 7-148ii, as amended by this act.

8 (2) "Residential property" means a [one-to-four family] building
9 containing one or more dwelling units.

10 (3) ["Vacant" means uninhabited.] "Dwelling unit" means any house
11 or building, or portion thereof, which is occupied, is designed to be
12 occupied, or is rented, leased or hired out to be occupied, as a home or
13 residence of one or more persons.

14 (4) "MERS" means the Mortgage Electronic Registration Systems.

15 Sec. 2. Section 7-148ii of the general statutes is repealed and the
16 following is substituted in lieu thereof (*Effective October 1, 2011*):

17 (a) Any person in whom title to a residential property has vested
18 after October 1, 2009, through a foreclosure action or who, after
19 October 1, 2011, commences a foreclosure action concerning residential
20 or commercial property pursuant to sections 49-16 to 49-19, inclusive,
21 or 49-26, or MERS, acting on behalf of such person, shall register such
22 property with the town clerk of the municipality in which the property
23 is located or with [MERS (1) no] such other municipal official as the
24 town clerk may designate, not later than ten days after the date [title
25 vests in such person if such residential property is vacant on the date
26 title vests, or (2) if, as a result of an execution of ejectment pursuant to
27 section 49-22 or a summary process action pursuant to chapter 832,
28 such residential property becomes vacant before the date one hundred
29 twenty days after the date title vests in such person, then no later than
30 ten days after the date on which such property becomes vacant] on
31 which a notice of lis pendens as to the residential or commercial
32 property being foreclosed is recorded in accordance with section 52-
33 325.

34 (b) [If the] The registration [is with the municipality, it] shall contain
35 (1) the name, address, telephone number and electronic mail address
36 of the registrant and, if the registrant is a corporation or an individual
37 who resides out-of-state, the name, address, telephone number and
38 electronic mail address of a direct contact in the state; and (2) the
39 name, address, telephone number and electronic mail address of the
40 person, local property maintenance company [responsible for the
41 security and maintenance of the vacant] or other entity serving as the
42 registrant's contact with the municipality for any matters concerning
43 the residential or commercial property. [, if such a management
44 company has been engaged by the registrant.] The registrant shall
45 indicate on such registration whether it prefers to be contacted by first
46 class mail or electronic mail and the preferred addresses for such
47 communications. The registrant shall report any change in the
48 information provided on the registration [no] not later than ten days
49 following the date of the change of information. At the time of
50 registration, the registrant shall pay a one-hundred-dollar fee to the

51 municipality.

52 (c) [If the registration is with MERS, it shall contain (1) the name,
53 address, telephone number and electronic mail address of the
54 registrant, and (2) the name, address, telephone number and electronic
55 address of the local property maintenance company responsible for the
56 maintenance of the property, if such a management company has been
57 engaged by the registrant.] Not later than ten days after absolute title
58 vests in the registrant pursuant to the foreclosure action, the registrant,
59 or MERS, acting on behalf of such registrant, shall update the
60 information filed pursuant to subsection (b) of this section to include
61 (1) the date on which absolute title vested in the registrant, and (2) the
62 name, address, telephone number and electronic mail address of the
63 person, local property maintenance company or other entity
64 responsible for the security and maintenance of the residential or
65 commercial property. Such entity may be the same entity that was
66 designated as the contact pursuant to subsection (b) of this section. No
67 fee shall be charged by the municipality for such updating.

68 (d) If a registrant required to register pursuant to subsection (c) of
69 this section fails to comply with any provision of the general statutes
70 or of any municipal ordinance concerning the repair or maintenance of
71 real estate, including, without limitation, an ordinance relating to the
72 prevention of housing blight pursuant to subparagraph (H)(xv) of
73 subdivision (7) of subsection (c) of section 7-148, the maintenance of
74 safe and sanitary housing as provided in subparagraph (A) of
75 subdivision (7) of subsection (c) of section 7-148, or the abatement of
76 nuisances as provided in subparagraph (E) of subdivision (7) of
77 subsection (c) of section 7-148, the municipality may issue a notice to
78 the registrant citing the conditions on such property that violate such
79 provisions. Such notice shall be sent by either first class or electronic
80 mail, or both, and shall be sent to the address or addresses of the
81 registrant identified on the registration. A copy of such notice shall be
82 sent by first class mail or electronic mail to the person, property
83 maintenance company [if such a company has been identified] or other
84 entity responsible for the security and maintenance of the residential

85 or commercial property designated on the registration. Such notice
86 shall comply with section 7-148gg.

87 (e) The notice described in subsection (d) of this section shall
88 provide a date, reasonable under the circumstances, by which the
89 registrant [may] shall remedy the condition or conditions on such
90 registrant's property. If the registrant, registrant's contact or [property
91 management company] registrant's agent does not remedy the
92 condition or conditions on such registrant's property before the date
93 following the date specified in such notice, the municipality may
94 enforce its rights under the relevant provisions of the general statutes
95 or of any municipal ordinance.

96 (f) A municipality shall only impose registration requirements upon
97 registrants in accordance with this section, except that any municipal
98 registration requirements effective on or before passage of public act
99 09-144 shall remain effective.

100 (g) Any person who violates any provision of this section shall be
101 subject to a civil penalty of one hundred dollars for each day of such
102 violation. An authorized official of such municipality may institute a
103 civil action in Superior Court to collect such penalty, which shall be
104 payable to the treasurer of such municipality.

105 Sec. 3. Subsection (h) of section 49-73b of the general statutes is
106 repealed and the following is substituted in lieu thereof (*Effective*
107 *October 1, 2011*):

108 (h) The provisions of this section shall not apply to policies on
109 single-family or two-family dwellings, unless such dwellings are
110 [vacant] residential properties owned by a registrant subject to section
111 7-148ii, as amended by this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2011</i>	7-148hh

Sec. 2	<i>October 1, 2011</i>	7-148ii
Sec. 3	<i>October 1, 2011</i>	49-73b(h)

BA *Joint Favorable Subst.*

JUD *Joint Favorable*