



General Assembly

February Session, 2012

**Raised Bill No. 5141**

LCO No. 778

\*00778 \_\_\_\_\_ INS\*

Referred to Committee on Insurance and Real Estate

Introduced by:  
(INS)

**AN ACT CONCERNING DISCLOSURE OF SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ON THE RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT.**

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

1 Section 1. Subdivision (1) of subsection (d) of section 20-327b of the  
2 general statutes is repealed and the following is substituted in lieu  
3 thereof (*Effective October 1, 2012*):

4 (d) (1) Not later than [April 1, 2010] January 1, 2013, the  
5 Commissioner of Consumer Protection shall, by regulations adopted in  
6 accordance with the provisions of chapter 54, prescribe the form of the  
7 written residential disclosure report required by this section and  
8 sections 20-327c to 20-327e, inclusive. The regulations shall provide  
9 that the form include information concerning:

10 (A) Municipal assessments, including, but not limited to, sewer or  
11 water charges applicable to the property. Such information shall  
12 include: (i) Whether such assessment is in effect and the amount of the  
13 assessment; (ii) whether there is an assessment on the property that  
14 has not been paid, and if so, the amount of the unpaid assessment; and

15 (iii) to the extent of the seller's knowledge, whether there is reason to  
16 believe that the municipality may impose an assessment in the future;

17 (B) Leased items on the premises, including, but not limited to,  
18 propane fuel tanks, water heaters, major appliances and alarm  
19 systems; [and]

20 (C) (i) Whether the real property is located in a municipally  
21 designated village district or municipally designated historic district or  
22 has been designated on the National Register of Historic Places, and  
23 (ii) a statement that information concerning village districts and  
24 historic districts may be obtained from the municipality's village or  
25 historic district commission, if applicable; and

26 (D) Whether there are smoke detectors and carbon monoxide  
27 detectors located in a dwelling on the premises, the number of each  
28 such detectors, whether there have been any problems with each such  
29 detectors and an explanation of any such problems.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2012	20-327b(d)(1)

**Statement of Purpose:**

To require information to be disclosed in the residential property condition disclosure report regarding smoke detectors and carbon monoxide detectors.

*[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.]*