



General Assembly

February Session, 2012

Raised Bill No. 15

LCO No. 34

00034_____INS

Referred to Committee on Insurance and Real Estate

Introduced by:
(INS)

AN ACT CONCERNING 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2 general statutes is repealed and the following is substituted in lieu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 the real property is subject to or has been subjected to
27 remediation of hazardous waste, as defined in section 22a-115, and
28 information concerning such remediation.

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

Statement of Purpose:

To require disclosure in the residential property condition disclosure report of any remediation of hazardous waste to which the property is subject or has been subjected.

[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.]