



General Assembly

January Session, 2013

***Raised Bill No. 6477***

LCO No. 3116



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:  
(INS)

***AN ACT CONCERNING THE STATUTORY LIEN FOR ASSESSMENTS  
ON A CONDOMINIUM UNIT.***

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

1 Section 1. Subsection (b) of section 47-258 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2013*):

4 (b) A lien under this section is prior to all other liens and  
5 encumbrances on a unit except (1) liens and encumbrances recorded  
6 before the recordation of the declaration and, in a cooperative, liens  
7 and encumbrances which the association creates, assumes or takes  
8 subject to, (2) a first or second security interest on the unit recorded  
9 before the date on which the assessment sought to be enforced became  
10 delinquent, or, in a cooperative, a first or second security interest  
11 encumbering only the unit owner's interest and perfected before the  
12 date on which the assessment sought to be enforced became  
13 delinquent, and (3) liens for real property taxes and other  
14 governmental assessments or charges against the unit or cooperative.  
15 The lien is also prior to all security interests described in subdivision

16 (2) of this subsection to the extent of (A) an amount equal to the  
17 common expense assessments based on the periodic budget adopted  
18 by the association pursuant to subsection (a) of section 47-257 which  
19 would have become due in the absence of acceleration during the [six]  
20 twelve months immediately preceding institution of an action to  
21 enforce either the association's lien or a security interest described in  
22 subdivision (2) of this subsection and (B) the association's costs and  
23 attorney's fees in enforcing its lien. A lien for any assessment or fine  
24 specified in subsection (a) of this section shall have the priority  
25 provided for in this subsection in an amount not to exceed the amount  
26 specified in subparagraph (A) of this subsection. This subsection does  
27 not affect the priority of mechanics' or materialmen's liens or the  
28 priority of liens for other assessments made by the association.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2013	47-258(b)

**Statement of Purpose:**

To extend the number of months from six to twelve for which common expense assessments due a common interest unit owners' association may be counted for purposes of a lien.

*[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.]*