



General Assembly

January Session, 2013

***Raised Bill No. 1101***

LCO No. 4315



Referred to Committee on JUDICIARY

Introduced by:  
(JUD)

***AN ACT PERMITTING THE AFFIXING OF SECURITY CAMERAS TO UNITS WITHIN A COMMON INTEREST COMMUNITY.***

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

1 Section 1. Section 47-230 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

3 Subject to the provisions of the declaration and other provisions of  
4 law, a unit owner:

5 (1) May make any improvements or alterations to his or her unit  
6 that do not impair the structural integrity or mechanical systems or  
7 lessen the support of any portion of the common interest community;

8 (2) May not change the appearance of the common elements, or the  
9 exterior appearance of a unit, except as provided in subdivision (4) of  
10 this subsection, or any other portion of the common interest  
11 community, without permission of the association;

12 (3) After acquiring an adjoining unit or an adjoining part of an  
13 adjoining unit, may remove or alter any intervening partition or create

14 apertures therein, even if the partition in whole or in part is a common  
15 element, if those acts do not impair the structural integrity or  
16 mechanical systems or lessen the support of any portion of the  
17 common interest community. Removal of partitions or creation of  
18 apertures under this subsection is not an alteration of boundaries;

19 (4) May affix a security camera to the exterior of his or her unit.

20 Sec. 2. Section 47-261b of the general statutes is repealed and the  
21 following is substituted in lieu thereof (*Effective October 1, 2013*):

22 (a) At least ten days before adopting, amending or repealing any  
23 rule, the executive board shall give all unit owners notice of: (1) The  
24 executive board's intention to adopt, amend or repeal a rule and shall  
25 include with such notice the text of the proposed rule or amendment,  
26 or the text of the rule proposed to be repealed; and (2) the date on  
27 which the executive board will act on the proposed rule, amendment  
28 or repeal after considering comments from unit owners.

29 (b) Following adoption, amendment or repeal of a rule, the  
30 association shall give all unit owners notice of its action and include  
31 with such notice a copy of any new or amended rule.

32 (c) Subject to the provisions of the declaration, an association may  
33 adopt rules to establish and enforce construction and design criteria  
34 and aesthetic standards. If an association adopts such rules, the  
35 association shall adopt procedures for enforcement of those rules and  
36 for approval of construction applications, including a reasonable time  
37 within which the association must act after an application is submitted  
38 and the consequences of its failure to act.

39 (d) A rule regulating display of the flag of the United States must be  
40 consistent with federal law. In addition, the association may not  
41 prohibit display, on a unit or on a limited common element adjoining a  
42 unit, of the flag of this state, or signs regarding candidates for public or  
43 association office or ballot questions, but the association may adopt

44 rules governing the time, place, size, number and manner of those  
45 displays.

46 (e) An association may not prohibit a unit owner from affixing a  
47 security camera to the exterior of his or her unit, provided an  
48 association may adopt rules governing the size of, number of, and  
49 manner of affixing or removing security cameras.

50 ~~[(e)]~~ (f) Unit owners may peacefully assemble on the common  
51 elements to consider matters related to the common interest  
52 community, but the association may adopt rules governing the time,  
53 place and manner of those assemblies.

54 ~~[(f)]~~ (g) An association may adopt rules that affect the use of or  
55 behavior in units that may be used for residential purposes, only to:

56 (1) Implement a provision of the declaration;

57 (2) Regulate any behavior in or occupancy of a unit which violates  
58 the declaration or adversely affects the use and enjoyment of other  
59 units or the common elements by other unit owners; or

60 (3) Restrict the leasing of residential units to the extent those rules  
61 are reasonably designed to meet underwriting requirements of  
62 institutional lenders that regularly make loans secured by first  
63 mortgages on units in common interest communities or regularly  
64 purchase those mortgages, provided no such restriction shall be  
65 enforceable unless notice thereof is recorded on the land records of  
66 each town in which any part of the common interest community is  
67 located. Such notice shall be indexed by the town clerk in the grantor  
68 index of such land records in the name of the association.

69 ~~[(g)]~~ (h) An association's internal business operating procedures  
70 need not be adopted as rules.

71 ~~[(h)]~~ (i) Each rule of the association must be reasonable.

72 Sec. 3. Subsection (a) of section 47-216 of the general statutes is  
73 repealed and the following is substituted in lieu thereof (*Effective*  
74 *October 1, 2013*):

75 (a) Except as provided in section 47-217, sections 47-202, 47-204, 47-  
76 205, 47-206, 47-218, 47-221, 47-222, 47-223, subdivision (4) of section 47-  
77 230, as amended by this act, subsections (b), (d), (i) and (j) of section  
78 47-236, sections 47-237, 47-240 and 47-244, subsection (f) of section 47-  
79 245, sections 47-250, 47-251, 47-252, 47-253, 47-255, 47-257, 47-258, 47-  
80 260, 47-261b, as amended by this act, 47-261c, 47-261d, 47-261e, 47-270  
81 and 47-278, to the extent necessary in construing any of those sections,  
82 apply to all common interest communities created in this state before  
83 January 1, 1984; but those sections apply only with respect to events  
84 and circumstances occurring after January 1, 1984, and do not  
85 invalidate existing provisions of the declaration, bylaws or surveys or  
86 plans of those common interest communities.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2013</i>	47-230
Sec. 2	<i>October 1, 2013</i>	47-261b
Sec. 3	<i>October 1, 2013</i>	47-216(a)

**Statement of Purpose:**

To allow the unit owner of a common interest community to affix a security camera to the exterior of his or her unit.

*[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.]*