



House of Representatives

General Assembly

File No. 277

January Session, 2015

Substitute House Bill No. 6133

House of Representatives, March 30, 2015

The Committee on Housing reported through REP. BUTLER of the 72nd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

***AN ACT CONCERNING THE DISCLOSURE OF HOUSING
DISCRIMINATION AND FAIR HOUSING LAWS.***

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

1 Section 1. (NEW) (*Effective October 1, 2015*) Each person who offers a
2 residential property containing two or more units in the state for sale,
3 exchange or for lease with option to buy, shall provide a clear and
4 conspicuous one-page disclosure, written in plain language and in an
5 easily readable and understandable format, containing information on
6 housing discrimination and federal and state fair housing laws prior to
7 the prospective purchaser's execution of any binder, contract to
8 purchase, option or lease containing a purchase option. A photocopy,
9 duplicate original, facsimile transmission or other exact reproduction
10 or duplicate of such disclosure form, containing the signature of the
11 prospective purchaser, shall be attached to any written offer, binder or
12 contract to purchase. The Commission on Human Rights and
13 Opportunities shall create and make such disclosure form available to
14 the public on the Internet web site of the Commission on Human

15 Rights and Opportunities. Said commission shall review and update
16 such disclosure form as necessary.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2015</i>	New section

Statement of Legislative Commissioners:

In the second sentence, before "such", the word "the" was deleted for clarity; in the third sentence, the word "form" was added after "disclosure" for accuracy, and "create and" was added for clarity; the last sentence was changed for clarity.

HSG *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note**State Impact:** None**Municipal Impact:** None**Explanation**

The bill requires the Commission on Human Rights and Opportunities to create a one-page disclosure form containing information on housing discrimination and associated laws for use by sellers of multi-unit residential properties. There is no fiscal impact associated with this requirement.

The Out Years**State Impact:** None**Municipal Impact:** None

OLR Bill Analysis

sHB 6133

AN ACT CONCERNING THE DISCLOSURE OF HOUSING DISCRIMINATION AND FAIR HOUSING LAWS.

SUMMARY:

This bill requires anyone selling, leasing with the option to buy, or exchanging a residential property with at least two units to provide the prospective transferee with a one-page disclosure form, before executing the transfer agreement, on housing discrimination and federal and state fair housing laws. The form must be attached to the written offer, binder, or contract to purchase and be signed by the prospective transferee. The attached form may be a photocopy, duplicate original, facsimile transmission, or other exact reproduction or duplicate.

The bill makes the Commission on Human Rights and Opportunities (CHRO) responsible for creating the form and making it available on CHRO's website. The form must be (1) in plain language and easily readable and understandable and (2) reviewed and updated as necessary.

EFFECTIVE DATE: October 1, 2015

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 13 Nay 0 (03/11/2015)