



House of Representatives

File No. 887

General Assembly

January Session, 2015

(Reprint of File No. 277)

Substitute House Bill No. 6133
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
May 22, 2015

***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 from passage*) (a) On and after the date
2 sixty days after the date the Commission on Human Rights and
3 Opportunities makes the disclosure form available pursuant to
4 subsection (b) of this section, each person who offers a residential
5 property containing two or more units in the state for sale, exchange or
6 for lease with option to buy shall provide a one-page disclosure,
7 written in plain language and in an easily readable and
8 understandable format, containing information on housing
9 discrimination and federal and state fair housing laws at the time of
10 closing. A photocopy, duplicate original, facsimile transmission or
11 other exact reproduction or duplicate of such disclosure form,
12 containing the signature of the prospective purchaser, shall be attached
13 to any purchase agreement, option or lease containing a purchase
14 option.

15 (b) By July 1, 2015, the Commission on Human Rights and
16 Opportunities shall create and make such disclosure form available to
17 the public on the Internet web site of the Commission on Human
18 Rights and Opportunities. Said commission shall review and update
19 such disclosure form as necessary.

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

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.

House "A" strikes the underlying bill and results in the fiscal impact identified above.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sHB 6133 (as amended by House "A")******AN ACT CONCERNING THE DISCLOSURE OF HOUSING DISCRIMINATION AND FAIR HOUSING LAWS.*****SUMMARY:**

This bill requires, by July 1, 2015, the Commission on Human Rights and Opportunities (CHRO) to create a one-page disclosure form on housing discrimination and federal and state fair housing laws.

Beginning 60 days after the form becomes available, anyone selling, leasing with the option to buy, or exchanging a residential property with at least two units must provide the prospective transferee with this disclosure form at closing. The form must be (1) in plain language and easily readable and understandable, (2) available on the CHRO website, and (3) reviewed and updated by CHRO as necessary.

Additionally, any purchase agreement, option, or lease with the option to buy must contain a prospective transferee-signed photocopy, duplicate original, facsimile transmission, or other exact reproduction or duplicate of the disclosure form.

The bill does not specify any penalties for failing to provide the required disclosure form.

*House Amendment "A" (1) makes the bill effective upon passage, rather than on October 1, 2015; (2) creates a deadline by which CHRO must make the form available; (3) makes the disclosure requirement mandatory 60 days after CHRO makes the form available; (4) requires prospective transferors to provide the form at closing; and (5) makes technical changes.

EFFECTIVE DATE: Upon passage

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 13 Nay 0 (03/11/2015)

Planning and Development Committee

Joint Favorable

Yea 10 Nay 9 (04/20/2015)