



General Assembly

**Raised Bill No. 5588**

January Session, 2015

LCO No. 933



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:  
(INS)

**AN ACT CONCERNING THE LIABILITY OF UNIT OWNERS FOR CERTAIN COSTS UNDER THE CONDOMINIUM ACT AND THE COMMON INTEREST OWNERSHIP ACT.**

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

1 Section 1. Subsection (e) of section 47-257 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2015*):

4 (e) If any common expense is caused by the wilful misconduct,  
5 failure to comply with a written maintenance standard promulgated  
6 by the association or gross negligence of any unit owner, [or tenant or  
7 a guest or invitee of a unit owner or tenant,] the association may, after  
8 notice and hearing, assess the portion of that common expense in  
9 excess of any insurance proceeds received by the association under its  
10 insurance policy, whether that portion results from the application of a  
11 deductible or otherwise, exclusively against that owner's unit.

12 Sec. 2. Subsection (d) of section 47-76 of the general statutes is  
13 repealed and the following is substituted in lieu thereof (*Effective*

14 *October 1, 2015*):

15 (d) To the extent that the condominium instruments expressly so  
16 provide, any other costs incurred by the association caused by the  
17 negligence or wilful misconduct of any unit owner [or his licensee or  
18 invitees,] or for a specific service rendered to a unit owner [which] that  
19 is different from services regularly rendered to all unit owners, shall be  
20 specially assessed against said unit owner in accordance with such  
21 reasonable provisions as the condominium instruments may make for  
22 such cases.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2015</i>	47-257(e)
Sec. 2	<i>October 1, 2015</i>	47-76(d)

**INS**      *Joint Favorable*