

**Proposed Substitute  
Bill No. 6988**

LCO No. 6038

**AN ACT CONCERNING TERMINATION AND DISSOLUTION OF A  
MASTER ASSOCIATION.**

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

1 Section 1. Section 47-239a of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective from passage*):

3 In the case of a master association: (1) That is comprised of common  
4 interest communities consisting of not less than four hundred units but  
5 not more than six hundred units, (2) in which the master association is  
6 governed by a board of directors consisting of one individual  
7 representing each constituent common interest community, who is on  
8 the board of directors of the constituent common interest community,  
9 and (3) in which the master association board of directors has a  
10 weighted vote based on the number of units in the constituent  
11 common interest community represented by the director:

12 (A) On the written consent of unit owners owning not less than  
13 twenty-five per cent of the units in the constituent common interest  
14 communities of such master association, the master association shall be  
15 terminated and dissolved and shall convey all assets owned by the  
16 master association to a new nonstock corporation that shall be formed  
17 not later than sixty days after the termination and dissolution of the  
18 master association.

19 (B) The associations of unit owners of the constituent common  
20 interest communities shall be the members of the new nonstock  
21 corporation. Each of the member associations shall appoint one person  
22 to be a member of the board of directors of the new nonstock  
23 corporation. Each member of the board of directors of the new  
24 nonstock corporation shall have one equal vote on matters to be voted  
25 on by the board of directors.

26 (C) The unit owners of each constituent common interest  
27 community shall have equal rights to utilize the facilities owned by the  
28 new nonstock corporation and each constituent common interest  
29 community shall share in the cost of the operation, maintenance, repair  
30 and replacement of the facilities of the new nonstock corporation on  
31 the basis of the number of units in each constituent common interest  
32 community as a percentage of the total number of units in all  
33 constituent common interest communities that comprise the master  
34 association.

35 (D) The Superior Court shall have jurisdiction to enter such orders  
36 as may be appropriate in the circumstances to implement the  
37 termination and transfer and the organization and operation of the  
38 new nonstock corporation.

39 Sec. 2. Subsection (a) of section 47-253 of the general statutes is  
40 repealed and the following is substituted in lieu thereof (*Effective*  
41 *October 1, 2015*):

42 (a) A unit owner is not liable, solely by reason of being a unit owner,  
43 for injury or damage arising out of the condition or use of the common  
44 elements. A unit owner whose negligence causes property damage to a  
45 unit is personally liable for the property damage caused to such unit.  
46 Neither the association nor any unit owner except the declarant is  
47 liable for that declarant's torts in connection with any part of the  
48 common interest community which that declarant has the  
49 responsibility to maintain.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>from passage</i>	47-239a
Sec. 2	<i>October 1, 2015</i>	47-253(a)