



General Assembly

February Session, 2016

**Raised Bill No. 325**

LCO No. 2169



Referred to Committee on JUDICIARY

Introduced by:  
(JUD)

**AN ACT CONCERNING COMPLIANCE WITH THE REQUIREMENTS OF  
THE FEDERAL FAIR DEBT COLLECTION PRACTICES ACT BY THE  
UNIT OWNERS' ASSOCIATION OF A COMMON INTEREST  
COMMUNITY WHEN FORECLOSING A LIEN ON A UNIT.**

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

1 Section 1. Subdivision (2) of subsection (m) of section 47-258 of the  
2 general statutes is repealed and the following is substituted in lieu  
3 thereof (*Effective October 1, 2016*):

4 (2) Not less than sixty days prior to commencing an action to  
5 foreclose a lien on a unit under this section, the association shall  
6 provide a written notice by first class mail to the holders of all security  
7 interests described in subdivision (2) of subsection (b) of this section. [,  
8 which] Such notice shall comply with the applicable provisions of the  
9 federal Fair Debt Collection Practices Act, 15 USC Section 1692 et seq.,  
10 as from time to time amended, and any regulations adopted under  
11 said act, and shall set forth the following: (A) The amount of unpaid  
12 common expense assessments owed to the association as of the date of  
13 the notice; (B) the amount of any attorney's fees and costs incurred by

14 the association in the enforcement of its lien as of the date of the notice;  
15 (C) a statement of the association's intention to foreclose its lien if the  
16 amounts set forth in subparagraphs (A) and (B) of this subdivision are  
17 not paid to the association not later than sixty days after the date on  
18 which the notice is provided; (D) the association's contact information,  
19 including, but not limited to, (i) the name of the individual acting on  
20 behalf of the association with respect to the matter, and (ii) the  
21 association's mailing address, telephone number and electronic mail  
22 address, if any; and (E) instructions concerning the acceptable means  
23 of making payment on the amounts owing to the association as set  
24 forth in subparagraphs (A) and (B) of this subdivision. Any notice  
25 required to be given by the association under this subsection shall be  
26 effective when sent.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2016</i>	47-258(m)(2)

**Statement of Purpose:**

To ensure that a unit owners' association of a common interest community complies with the applicable provisions of the federal Fair Debt Collection Practices Act when foreclosing a lien on a 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.]*