



General Assembly

Amendment

February Session, 2016

LCO No. 6244



Offered by:

REP. TONG, 147th Dist.

SEN. COLEMAN, 2nd Dist.

To: Subst. House Bill No. 5151

File No. 12

Cal. No. 50

"AN ACT CONCERNING THE AUTHORITY OF ANIMAL CONTROL OFFICERS IN COMMON INTEREST COMMUNITIES."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Subdivision (1) of section (m) of section 47-258 of the
4 general statutes is repealed and the following is substituted in lieu
5 thereof (*Effective from passage*):

6 (m) (1) An association may not commence an action to foreclose a
7 lien on a unit under this section unless: (A) The unit owner, at the time
8 the action is commenced, owes a sum equal to at least two months of
9 common expense assessments based on the periodic budget last
10 adopted by the association pursuant to subsection (a) of section 47-257;
11 (B) the association has made a demand for payment in a record and
12 has simultaneously provided a copy of such record to the holder of a
13 security interest described in subdivision (2) of subsection (b) of this
14 section; and (C) the executive board has either voted to commence a

15 foreclosure action specifically against that unit or has adopted a
 16 standard policy that provides for foreclosure against that unit. The
 17 failure of an association to have adopted such standard policy as a
 18 rule, after notice and comment pursuant to subsections (a) and (b) of
 19 section 47-261b, shall not invalidate any judgment of foreclosure
 20 entered either before or after the effective date of this act nor toll the
 21 running of the appeal period following the entry of any such
 22 judgment. Nothing in this section shall operate to deny any party to
 23 any such foreclosure the right to raise as a defense the manner in
 24 which the association adopted such standard policy."

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