



Senate

General Assembly

File No. 202

February Session, 2016

Substitute Senate Bill No. 152

Senate, March 24, 2016

The Committee on Housing reported through SEN. WINFIELD of the 10th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

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 or before July 1, 2016,
2 the Commission on Human Rights and Opportunities shall create a
3 one-page disclosure form, written in plain language and in an easily
4 readable and understandable format, containing information on
5 housing discrimination and federal and state fair housing laws, and
6 make such disclosure form available to the public on the Internet web
7 site for the Commission on Human Rights and Opportunities. Said
8 commission shall review and update this disclosure form as necessary.

9 (b) Commencing sixty days after the date on which the Commission
10 on Human Rights and Opportunities makes a disclosure form
11 available pursuant to subsection (a) of this section, each person who
12 offers a residential property containing two or more units in the state
13 for sale, exchange or for lease with option to buy shall attach a
14 photocopy, duplicate original, facsimile transmission or other exact

15 reproduction or duplicate of such disclosure form, signed by the
16 prospective purchaser, to any purchase agreement, option or lease
17 containing a purchase option.

18 (c) Failure on the part of the person who offers the property for sale,
19 exchange or lease with option to buy to attach the disclosure form
20 required by subsection (b) of this section shall not void an otherwise
21 valid purchase agreement, option or lease containing a purchase
22 option.

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

HSG *Joint Favorable Subst.*

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 (CHRO) to create and post a one-page disclosure form on its website on state and federal fair housing laws, by July 1, 2016. The form must be updated as necessary.

As CHRO has staff with expertise in this area, there is no fiscal impact associated with this requirement.

The Out Years***State Impact:*** None***Municipal Impact:*** None

OLR Bill Analysis**sSB 152*****AN ACT CONCERNING THE DISCLOSURE OF HOUSING DISCRIMINATION AND FAIR HOUSING LAWS.*****SUMMARY:**

By July 1, 2016, this bill requires the Commission on Human Rights and Opportunities (CHRO) to create and post on its website a one-page disclosure form on housing discrimination and federal and state fair housing laws. The form must be (1) in plain language and easily readable and understandable and (2) reviewed and updated by CHRO as necessary.

Beginning 60 days after the date when CHRO makes the form available on its website, anyone selling, leasing with the option to buy, or exchanging a residential property with at least two units must attach a copy of the disclosure form, signed by the prospective purchaser, to the purchase agreement, option, or lease containing a purchase option. The bill specifies that failure to attach the required form will not void an otherwise valid purchase agreement, option, or lease with the option to buy.

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

EFFECTIVE DATE: Upon passage

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 11 Nay 0 (03/08/2016)