
OLR Bill Analysis

sHB 7225

AN ACT CONCERNING PUBLIC HOUSING.

SUMMARY

This bill requires nonresident rental property owners and project-based housing providers (PBHPs) to file the landlord's or agent's current residential address with the municipality in which the properties are located. Current law gives municipalities the option of requiring only nonresident rental property owners or their agents to file. The bill also requires PBHPs to file additional identifying information about their owners.

Under the bill, as is the case under the current local option address filing requirement, violations of the filing requirements are an infraction and municipalities may, by ordinance, establish a civil penalty for them. The bill increases the maximum penalty for a first violation from \$250 to \$500. As under current law, subsequent violations are subject to a maximum penalty of \$1,000.

Additionally, the bill prohibits Department of Housing (DOH) regulations concerning public housing authority (PHA) waitlists from prohibiting PHAs from maintaining their waiting lists using a first-come first-serve method after holding a lottery-based application period.

EFFECTIVE DATE: October 1, 2019

LANDLORD REGISTRY (§§ 5 & 6)

Under the bill, nonresident owners of vacant and occupied rental properties and PBHPs (i.e., property owners who contract with the U.S. Department of Housing and Urban Development to rent some or all of the units in their housing development to low income individuals and families) must file their current residential addresses

with the municipality's tax assessor or other municipally designated office. If a rental or housing project's owner is a business entity, such as a corporation, partnership, or trust, the owner may instead file the residential address of the agent in charge (i.e., the individual who collects rents or supervises the property).

PBHPs must additionally identify the individuals and entities that exercise day-to-day financial or operational control of the property (i.e., controlling participants) and provide a current residential address for each. If a PBHP's controlling participant is a business entity, the PBHP must provide the identifying information and residential address for a natural person who has financial or operational control over the business, as well. Residential addresses must include a full street address and cannot be a mailing or post office box address.

As is the case under the current local option address filing requirement, when the state or town serves orders to the provider, owner, or agent at the address on file concerning (1) rental property maintenance or (2) compliance with state law and local codes, that action is sufficient proof of service in any subsequent criminal or civil action against the owner or agent for failure to comply with the orders.

Similarly, if the nonresident owner or agent fails to file his or her address or update it within 21 days of moving, the address to which the municipal tax assessor mails the property tax bills for the property is deemed to be his or her current residential address.

PUBLIC HOUSING AUTHORITY WAIT LISTS (§§ 1-4)

Existing law requires the DOH commissioner to establish, by regulation, the manner in which PHAs that provide elderly, low- or moderate-income housing may create, maintain, and revise their waiting lists. Under current agency regulations for state-funded public housing units, PHAs may only order applicants using either a lottery or a point system, which gives applicants who meet certain criteria preferential placement.

This bill specifies that the regulations cannot prohibit PHAs,

following an application period conducted by random lottery, from maintaining an open waiting list and adding applicants in the order they receive them (i.e., first-come, first-served).

It also makes conforming changes.

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 14 Nay 0 (03/07/2019)