
OLR Bill Analysis

sHB 7225 (as amended by House "A")*

AN ACT CONCERNING PUBLIC HOUSING.

SUMMARY

This bill expands the types of housing providers that municipalities may require to file their residential addresses with the municipality to include project-based housing providers (PBHPs). (PBHPs are 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.) Current law gives municipalities the option of requiring only nonresident rental property owners (landlords) or their agents to file such information.

By law, violations of the filing requirements are an infraction, and municipalities may establish a civil penalty for them by ordinance. 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.

*House Amendment "A" (1) removes provisions concerning public housing authority wait lists and (2) allows municipalities to require PHBPs to file identifying information about their owners, rather than requiring all such providers and nonresident landlords to do so.

EFFECTIVE DATE: October 1, 2019

LANDLORD AND PBHP REGISTRY

Under the bill, municipalities may require vacant and occupied PBHPs to file their current residential addresses with the municipality's tax assessor or other municipally designated office. If the PBHP'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). Existing law authorizes municipalities to require nonresident landlords to do the same.

Under the bill, 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 current law for nonresident landlords, when the state or town serves orders to a PBHP or its 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 PBHP or agent for failure to comply with the orders.

Similarly, if the PBHP or its agent fails to file a residential 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 the current residential address.

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 14 Nay 0 (03/07/2019)