

OFFICE OF LEGISLATIVE RESEARCH  
PUBLIC ACT SUMMARY



**PA 19-168**—sHB 7225

*Housing Committee*

**AN ACT CONCERNING PUBLIC HOUSING**

**SUMMARY:** This act allows municipalities to require project-based housing providers (PBHPs) to file their residential addresses with the municipality. PBHPs are property owners who contract with the U.S. Department of Housing and Urban Development to rent housing to low income tenants under the federal Housing Choice Voucher Program. Under prior law, municipalities could only require nonresident rental property owners (i.e., landlords) or their agents to file such information. The act also requires PBHPs in municipalities with such a filing requirement to identify certain entities that exercise control over the PBHP.

By law, violations of the filing requirements are infractions, and municipalities may establish a civil penalty for them by ordinance. The act increases the maximum penalty a municipality can impose for a first violation from \$250 to \$500. As under existing law, subsequent violations are subject to a maximum penalty of \$1,000.

EFFECTIVE DATE: October 1, 2019

**PBHP REGISTRY**

Under the act, municipalities may require 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 act, 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 instead provide such information for a natural person who has financial or operational control over the business. Residential addresses must include a full street address and cannot be a mailing or post office box address.

As is the case under existing law for nonresident landlords, when the state or municipality 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

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the property tax bills for the property is deemed to be the current residential address.