



General Assembly

January Session, 2019

**Committee Bill No. 347**

LCO No. 6108



Referred to Committee on JUDICIARY

Introduced by:  
(JUD)

***AN ACT CONCERNING CONTRACTS FOR THE SALE OF REAL  
PROPERTY LOCATED IN THIS STATE.***

Be it enacted by the Senate and House of Representatives in General  
Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2019*) (a) As used in this  
2 section:

3 (1) "Buyer" means a person that contracts to buy real property  
4 located in this state; and

5 (2) "Financial institution" means a bank, as defined in section 36a-2  
6 of the general statutes, an out-of-state bank, as defined in section 36a-2  
7 of the general statutes, an institutional lender or any subsidiary or  
8 affiliate of such bank, out-of-state bank or institutional lender, that  
9 directly or indirectly acquires the real property pursuant to strict  
10 foreclosure, foreclosure by sale or deed-in-lieu of foreclosure, and with  
11 the intent of ultimately transferring the property, or other lender  
12 licensed by the Department of Banking.

13 (b) No contract between a buyer and a financial institution, or entity  
14 acting on behalf of such financial institution, including, but not limited

15 to, a corporation, limited liability corporation, asset management  
16 company or other corporate entity, involving the sale of real property  
17 located in this state shall contain any provision by which the financial  
18 institution offers the buyer the option of using the financial  
19 institution's preferred provider of services that are an essential  
20 component of a real estate closing, including, but not limited to, title  
21 insurance services, escrow services, attorney services and any other  
22 real estate closing services that the financial institution offers to  
23 provide on behalf of the buyer in connection with a real estate closing.  
24 On and after October 1, 2019, any provision of a contract entered into  
25 between a buyer and seller involving the sale of real property located  
26 in this state that contains any such provision shall be void as against  
27 the public policy of this state.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2019</i>	New section

**JUD**      *Joint Favorable*