



General Assembly

**Amendment**

January Session, 2019

LCO No. 7263



Offered by:

REP. MCGEE, 5<sup>th</sup> Dist.

REP. RITTER M., 1<sup>st</sup> Dist.

To: Subst. House Bill No. 7225

File No. 197

Cal. No. 147

**"AN ACT CONCERNING PUBLIC HOUSING."**

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. Section 47a-6a of the general statutes is repealed and the  
4 following is substituted in lieu thereof (*Effective October 1, 2019*):

5 (a) As used in this section, "address" means a location as described  
6 by the full street number, if any, the street name, the city or town, and  
7 the state, and not a mailing address such as a post office box, "dwelling  
8 unit" means any house or building, or portion thereof, which is rented,  
9 leased or hired out to be occupied, or is arranged or designed to be  
10 occupied, or is occupied, as the home or residence of one or more  
11 persons, living independently of each other, and doing their cooking  
12 upon the premises, and having a common right in the halls, stairways  
13 or yards, [and] "agent in charge" means one who manages real estate,

14 including, but not limited to, the collection of rents and supervision of  
15 property, "controlling participant" means an individual or entity that  
16 exercises day-to-day financial or operational control, and "project-  
17 based housing provider" means a property owner who contracts with  
18 the United States Department of Housing and Urban Development to  
19 provide housing to tenants under the federal Housing Choice Voucher  
20 Program, 42 USC 1437f(o).

21 (b) Any municipality may require the nonresident owner or project-  
22 based housing provider of occupied or vacant rental real property to  
23 maintain on file in the office of the tax assessor, or other municipal  
24 office designated by the municipality, the current residential address  
25 of the nonresident owner or project-based housing provider of such  
26 property, if the nonresident owner or project-based housing provider  
27 is an individual, or the current residential address of the agent in  
28 charge of the building, if the nonresident owner or project-based  
29 housing provider is a corporation, partnership, trust or other legally  
30 recognized entity owning rental real property in the state. In the case  
31 of a project-based housing provider, such information shall also  
32 include identifying information and the current residential address of  
33 each controlling participant associated with the property, except that if  
34 such controlling participant is a corporation, partnership, trust or other  
35 legally recognized entity, the project-based housing provider shall  
36 include the identifying information and the current residential address  
37 of an individual who exercises day-to-day financial or operational  
38 control of such entity. If such residential address changes, notice of the  
39 new residential address shall be provided by such nonresident owner,  
40 project-based housing provider or agent in charge of the building to  
41 the office of the tax assessor or other designated municipal office not  
42 more than twenty-one days after the date that the address change  
43 occurred. If the nonresident owner, project-based housing provider or  
44 agent fails to file an address under this section, the address to which  
45 the municipality mails property tax bills for the rental real property  
46 shall be deemed to be the nonresident owner, project-based housing  
47 provider or agent's current address. Such address may be used for

48 compliance with the provisions of subsection (c) of this section.

49 (c) Service of state or municipal orders relating to maintenance of  
50 such rental real property or compliance with state law and local codes  
51 concerning such real property directed to the nonresident owner,  
52 project-based housing provider or agent at the address on file, or  
53 deemed to be on file in accordance with the provisions of this section,  
54 shall be sufficient proof of service of notice of such orders in any  
55 subsequent criminal or civil action against the owner, project-based  
56 housing provider or agent for failure to comply with the orders. The  
57 provisions of this section shall not be construed to limit the validity of  
58 any other means of giving notice of such orders that may be used by  
59 the state or such municipality.

60 (d) Any person who violates any provision of this section shall have  
61 committed an infraction.

62 Sec. 2. Section 47a-6b of the general statutes is repealed and the  
63 following is substituted in lieu thereof (*Effective October 1, 2019*):

64 Notwithstanding the provisions of section 51-164p, any  
65 municipality may by ordinance adopted by its legislative body  
66 establish a civil penalty for a violation of section 47a-6a, as amended  
67 by this act, provided the amount of such civil penalty shall be not more  
68 than [two] five hundred [fifty] dollars for the first violation and not  
69 more than one thousand dollars for any subsequent violation. Any  
70 person who is assessed a civil penalty pursuant to this section may  
71 appeal therefrom to the Superior Court. An appeal shall be instituted  
72 not later than thirty days after the mailing of notice of such assessment  
73 by filing a petition to reopen assessment, together with an entry fee in  
74 an amount equal to the entry fee for a small claims case pursuant to  
75 section 52-259, at the Superior Court facility designated by the Chief  
76 Court Administrator, which shall entitle such person to a hearing in  
77 accordance with the rules of the judges of the Superior Court."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2019</i>	47a-6a
Sec. 2	<i>October 1, 2019</i>	47a-6b