Other Statutes
and
Public Acts of Interest
CIFMA/CHFA Program

Public Act 93-170 specifically authorized CHFA to continue to develop and implement its program for adjustable rate home mortgage refinancing for homeowners, known as the CIFMA/CHFA program. Eligible borrowers may qualify for a fixed rate 30-year CIFMA/CHFA loan if they have an adjustable rate mortgage (ARM) whether current or delinquent, or a fixed rate mortgage that is current, but their mortgage is no longer suitable for their financial situation. Delinquency must result from interest rate and payment increases.

HERO Program

The act also authorized CHFA to develop and implement the HERO loan. Under the program, CHFA must, within existing funds, purchase mortgages directly from lenders and place eligible borrowers on an affordable repayment plan.

Under the act, borrowers are eligible for the program if the HERO loan is in the first lien position and borrowers have:

1. made an effort to meet their financial obligations to the best of their ability;

2. sufficient and stable income to support timely repayment of a HERO loan;

3. legal title to the mortgaged property and reside in them as a permanent residence;

4. the ability to account for cash flow if they have stopped making monthly payments by showing how the funds were exhausted, zoals, or redirected.

Borrowers must give CHFA full disclosure of all assets and to factors whether singly or jointly held, and all household income regardless of source. The act specifies what counts as assets.

CHFA must make an eligibility determination within 30 days of receiving the borrower's application. All approved borrowers must receive face-to-face financial counseling at a CHFA-approved agency. HERO must be a mortgage of up to 30 years, as determined by CHFA, and include property taxes and insurance in the borrower's monthly payment amount. CHFA
Determines the homeowner's equity. The newly adopted Federal Home Loan Program, DOH for homeowners, will be used as the model for the Connecticut HERO Program, which establishes new rules and other eligibility requirements.

Sec. 8(b)(1). Homeowner’s Equity Recovery Opportunity loan program. (b) Assumed in this section:

(1) “Authority” means the Connecticut Housing Finance Authority created under section 32-241c.

(2) “Mortgage” means a mortgage deed or other instrument which constitutes a first or second position lien or interest in one or more family residential real property located in the state, including, but not limited to, a single-family unit in a common interest community, a multi-family unit primarily for personal, family, or household purposes;

(3) “Borrower” means the owner(s) or owner account of a one to four family residential real property located in the state, including, but not limited to, a single-family unit in a common interest community, a multi-family unit primarily for personal, family, or household purposes;

(4) “Lender” means the original lender under a mortgage, or its assignee, successors or assigns;

(5) “HERO program” means the Homeowner’s Equity Recovery Opportunity loan program.

(b) The authority is authorized to develop and implement the HERO program to (a) additional purpose pursuant to the provisions of subdivision (34) of section 32-241a. The HERO program shall be administered by the authority consistent with non-law subject to its contractual obligations with its bondholders to an initial amount of thirty million dollars.

(b) On and after July 1, 2009, the authority shall implement the HERO program in accordance with this section. Said program shall offer, within available funds, financing through the following mechanisms: The authority shall purchase mortgages directly from lenders and then place borrowers in the program to be eligible for an affordable repayment plan or make mortgage loans to borrowers who it determines to be eligible and who purchase foreclosed or abandoned properties or properties conveyed by deed in lieu of foreclosure or short sale. All borrowers approved by the authority for the program shall be required to enter into a loan agreement approved by the authority.

(b) A HERO loan shall (1) be a mortgage for up to thirty years in an amount determined by the authority; (2) secure an interest rate at an amount determined by the authority; (3) be serviced by the authority or its agents; and (4) have property taxes and
Section 123. The authority shall nonrecourse mortgage rates, mortgage terms, and relative interest rates to be charged within the mortgage shall be set as approved by the authority.

6. The authority shall, at its discretion, mortgage rates, mortgage terms, and relative interest rates to be charged within the mortgage shall be set as approved by the authority.

7. The authority shall, at its discretion, mortgage rates, mortgage terms, and relative interest rates to be charged within the mortgage shall be set as approved by the authority.

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17. The authority shall, at its discretion, mortgage rates, mortgage terms, and relative interest rates to be charged within the mortgage shall be set as approved by the authority.
The act amends the existing Emergency Mortgage Assistance Program (EMAP) statute. The program, which provides emergency mortgage assistance payments to eligible borrowers, is previously unaltered. The act mandates participation in the program mandatory, rather than voluntary, under prior law. It also expands its scope to cover more borrowers. Effective July 1, 2003, the act requires a lender to comply with the EMAP statute if it wants to foreclose on a mortgage on a one-family owner-occupied residence where the property is not FHA insured and the borrower (1) has not mortgaged the property for commercial or business purposes, (2) has not previously received EMAP assistance except if the period has expired, (3) has not caused any delinquency in the mortgage except for the one currently delinquent, and (4) is not in default under the mortgage except for the mortgage currently delinquent.

The lender must send a notice to the borrower stating that he or she has 60 days to (1) have a conference with the lender or a face-to-face meeting with a credit counseling agency to attempt to resolve the default and (2) contact CHFA about EMAP if they are unsure what to doing so. If the borrower fails to comply with the deadlines or CHFA fails to approve the EMAP application within 30 days of filing, the foreclosure proceeding can continue. The act provides that EMAP participants can still exercise their rights under the foreclosure mediation program the act created, but any concurrent exercise of those rights cannot delay the EMAP eligibility determination.

An EMAP is not available for FHA-insured loans. CHFA directs homeowners who have FHA-insured loans to contact the HUD Consolidation and Referral Line at 800-519-4287.

Section...

See 1-C-EMAP, Emergency mortgage assistance program. Foreclosure of
eligible mortgage. (a) not later than January 1, 1995, the authority shall establish, within
available funds, a program to provide emergency mortgage assistance payments to
borrowers in accordance with the provisions of sections 3-2602 or 8-29-16, inclusive.
Any necessary and related administrative and operational expenses incurred by the
authority in implementing the program may be paid from funds made available for the
program.

Notwithstanding any provision of the general statute, or any rule of law to the
contrary, on and after July 1, 2003, no judgment of suits foreclosing any mortgage,
ordering a foreclosure sale shall be entered in any action instituted by the
mortgagee to
foreclose a mortgage commenced on or after said date, for the foreclosure of any eligible
court, unless (i) notice to the mortgagee has been given by the mortgagee in accordance with section 8-235c and the time for response has expired, or (ii) a determination has been made under the mortgagee's application for emergency mortgage assistance pursuant to section 8-235f in accordance with section 8-235f of the applicable time periods set forth in sections 8-235d to 8-235h, inclusive, have expired, whichever is earlier. For purposes of this section and sections 8-235e to 8-235h, inclusive, an "eligible mortgage" is a mortgage which satisfies the standards established in subsection (1), (2), (3), and (4) of section 8-235c.


History. P.A. '98-132 effective July 1, 1998; P.A. '99-110 made effective July 1, 1999. P.A. '93-115 made effective July 1, 1993; P.A. '98-132 made effective July 1, 1998; P.A. '99-110 made effective July 1, 2000; P.A. 68-357 made effective July 1, 2000; P.A. 99-110 made effective July 1, 2000; P.A. 00-9 made effective July 1, 2000; P.A. 01-16 made effective July 1, 2001; P.A. 02-16 made effective July 1, 2002; P.A. 03-43 made effective July 1, 2003; P.A. 06-111 made effective July 1, 2006; P.A. 03-370 made effective July 1, 2003; P.A. 03-328 made effective July 1, 2003; P.A. 06-230 made effective July 1, 2006; P.A. 07-172 made effective July 1, 2007; P.A. 08-12 made effective July 1, 2008; P.A. 09-142 made effective July 1, 2009; P.A. 09-153 made effective July 1, 2009; P.A. 10-168 made effective July 1, 2010.)
AN ACT CONCERNING FORECLOSURE GENERATION AND ASSISTANCE PROGRAMS, THE MORTGAGE ADJUSTMENT EXPERTISE ESTABLISHMENT FOR MORTGAGE-OWNED ORGANIZATIONS, GENERALIZED FORMATION COMMISSIONS AND EXPERTLY-SUPPORTED FORECLOSURE PROTECTION.

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

Section 1. Section 49-31k of the general statutes is repealed and the following is substituted in lieu thereof (effective July 1, 2023):

As used in this section and sections 49-31l to 49-31n, inclusive, as amended by this act:

(1) "Mortgagor" means [the (A) the owner of record of one-to-four family residential real property located in the state who is also the borrower under a mortgage encumbering such residential real property or (B) a licensed originator located in the owner of said property located in this state and who holds a license under article 12 of the Connecticut condominium association real property law]

(2) "Residential real property" means a one-to-four family dwelling occupied as a residence by a mortgagor;

(3) "Mortgagor" means the original lender or servicer under a
mortgage, or its successors or assigns, who is the holder of any mortgage on residential real property or real property owned by a religious organization serving a low or middle income, poor, or low-income household, or a religious or household corporation, and (C) "mortgage assistance programs" means mortgage assistance programs developed and implemented by the authority in accordance with section 9-3602 of the Connecticut General Statutes.

5. "Religious organization" means an organization that meets the religious corporation test of Section 501(c)(3) of the Internal Revenue Code of 1986.

Sec. 4. Section 48-32k of the general statutes is amended by the following provisions:

(a) Prior to July 1, 2012, any action for the foreclosure of a mortgage on residential real property with a return date during the period from July 1, 2008, to June 30, 2009, inclusive, shall be subject to the provisions of subsection (b) of this section, and (b) any action for the foreclosure of a mortgage on residential real property with a return date during the period from July 1, 2008, to June 30, 2009, inclusive, or (c) or mortgagee by a religious corporation or a religious corporation, and any action for the foreclosure of a mortgage on residential real property with a return date during the period from October 1, 2011, to June 30, 2014, inclusive, shall be subject to the provisions of subsection (b) of this section.

(b) Prior to July 1, 2012, when a mortgagee commences an action for the foreclosure of a mortgage on residential real property with a return date during the period from July 1, 2008, to June 30, 2009, inclusive, the mortgagee shall give notice to the mortgagee of the Public Act no. 11-261.
Foreclosure mediation program established in section 909-7.5, as amended, by this Act, by attaching to the notice of the notice of the availability of foreclosure mediation, in such form as the Chief Court Administrator prescribes, and (3) a foreclosure mediation request form, in such form as the Chief Court Administrator prescribes.

(3) Except as provided in subdivision (2) of this subsection, a mortgagee may request foreclosure mediation by submitting the foreclosure mediation request form to the court and filing an appearance not more than fifteen days after the return date for the foreclosure action. Upon receipt of the foreclosure mediation request form, the court shall order each party that a foreclosure mediation request form has been submitted by the mortgagee.

(4) The court may grant a non-mandatory permission to submit a foreclosure mediation request form and file an appearance after the five-day period established in subdivision (1) of this subsection, for good cause shown, except that no foreclosure mediation request form may be submitted and no appearance may be filed more than sixty-five days after the return date.

(5) No foreclosure mediation request form may be submitted to the court on or after July 1, 2012.

(6) Notwithstanding the above, if at any time on or after July 1, 2012, but prior to July 1, 2019, the court determines that the notice requirement of subdivision (3) of this section has not been met, the court may, upon its own motion or upon the written motion of the mortgagee, issue an order that all judgment may issue for fifteen days during which period the mortgagee may submit a foreclosure mediation request form to the court.

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(5) Notwithstanding any provision of the general statutes or any rule of law to the contrary, prior to July 1, 2011, no judgment of strict foreclosure nor any judgment ordering a foreclosure sale shall be entered in any action subject to the provisions of this subsection and instituted by the mortgagee to foreclose a mortgage on residential real property unless: (i) Notice to the mortgagor has been given by the mortgagee in accordance with subdivision (1) of this subsection and the time for submitting a foreclosure mediation request form has expired or if such notice has not been given, the time for submitting a foreclosure mediation request form pursuant to subdivision (2) or (3) of this subsection has expired and the foreclosure mediation request form has been submitted, or (ii) the action has not been stayed in accordance with subdivision (4) of section 49. If, as amended by this act, has expired or has otherwise terminated, whichever is earlier.

(7) None of the mortgagor's or mortgagor's right in the foreclosure action shall be waived by the mortgagor's submission of a foreclosure mediation request form to the court.

(c) (1) Prior to July 1, 2011, when a mortgagee commences an action for the foreclosure of a mortgage on residential real property with a return date on or after July 1, 2011, with respect to any property located in a religious organization in which a mortgage on or after October 1, 2011, the mortgagee shall give notice to the mortgagor of the foreclosure mediation program established in section 49.5, as amended by this act, by attaching to the front of the written summons and complaint that is served on the mortgagor (i) a copy of the notice of foreclosure mediation, in such form as the Chief Court Administrator prescribes, (ii) a copy of the foreclosure mediation certificate form described in subdivision (3) of this subsection, in such form as the Chief Court Administrator prescribes.
Section 14. - (1) If a mortgagee or his authorized agent intends to take action for the foreclosure of a mortgage or in respect of real property with a return date on or after October 1, 2014, a mediation information form and a notice containing contact information for the mediation administrator, consumer mediator, and consumer mediator selection form shall be delivered to the mortgagor at least fifteen days prior to the mediation services. The notice containing the mediation information form shall explain that the consumers' mediation information form, along with accompanying documentation reasonably expected from the mortgagee, shall be delivered to the mortgagor not later than fifteen business days prior to the date of the initial mediation session, as identified in the notice provided pursuant to subdivision (c). Section 726.2 of the Civil Code is amended by this act.

(2) The court shall issue a notice of foreclosure mediation described in subdivision (1) of this subdivision to the mortgagee not later than the date three business days after the date the mortgagor returns the notice to the court.

(3) The notice of foreclosure mediation shall instruct the mortgagee to file the appropriate and foreclosure mediation information form with the court not later than the date fifteen days from the return date for the foreclosure action. Such notice shall instruct the mortgagee to deliver the mediation information form and the accompanying documentation described in subdivision (1) of this subdivision and the escrow forms, delivery in advance of the required date. The mediation information form and accompanying documentation shall not, without the explicit written instruction of the
mortgagee shall be notified in writing at least 30 days before the commencement of the foreclosure action and at the same time as the Plaintiff shall be notified in writing.

(2) If the defendant in the foreclosure action is not a mortgagee and the defendant is a mortgagee, the mortgagee shall have a copy of the mediation certificate form attached to the complaint. The court shall schedule a date for the defendant to appear in accordance with subsection (A) of section 11-630 of title 23, as amended by this act. The defendant shall receive a copy of such mediation form at least five business days prior to the date on which the court returns the mediation certificate form. The defendant may not appear in the foreclosure action if the defendant does not receive the mediation certificate form at least five business days prior to the date on which the court returns the mediation certificate form.

(3) If the defendant in the foreclosure action is not a mortgagee and the defendant is a mortgagee, the court shall not schedule such mediation.
(a) Whenever creating any provision of this general act or any rule of law prior to July 1, 2022 (2021), (AA) notwithstanding any provisions of the general act, no mortgage or judgment shall be declared to exist or demand with respect to any property or real property except those sections, respects or demands that relate to the mediation program described in section 1205, as amended by this act, and the mediation program held pursuant to such program provided that (i) a mortgagee seeking to contest the validity of any mortgage, or any judgment or demand, may object to such motion in accordance with applicable law and the rules of the court and (ii) if the mortgagee fails to make any such motion, service or demand within the period to the mortgagor, the eight-month requirement, shall not be applicable to the mortgagor, (B) in judgment of strict foreclosure on any judgment entered a foreclosure suit shall be entered in any action subject to the provisions of this subsection and instituted by the mortgagor to foreclose a mortgage on real estate, propens or personal property, except by a religious organization unless (AA) (B) the mediation period set forth in subsection (c) of section 1205, as amended by this act, has expired or has otherwise terminated, whichever is earlier and if in the right to receive the demands from the mortgagor, (C) the failure to terminate fifteen days before and, notwithstanding any mediation, on or before June 30, 2022.

(b) This subsection shall enter into effect on the date on which it is enacted as a public act, and shall apply to any judgment or demand entered before the date on which it is enacted as a public act.
None of the mortgagor or mortgagee's rights in the foreclosure action shall be waived by participation in the foreclosure mediation program.

Sec. 2. Section 36.15 of the general statutes is repealed and the following is substituted in lieu thereof (effective October 1, 2011):

'Not later than July 1, 2011, the Chief Court Administrator shall establish in each judicial district a foreclosure mediation program in actions to foreclose mortgages on residential real property or real property owned by a nonprofit organization. Such foreclosure mediation shall (1) address all issues of foreclosure, including, but not limited to, reinstatement of the mortgage, assignment of mortgages, assignment of sale dates, restructuring of the mortgage debt and foreclosure by decree of sale, and (2) be conducted by foreclosure mediators who (A) are employed by the judicial branch, (B) are trained in mediation and all relevant aspects of the law, as determined by the Chief Court Administrator, (C) have knowledge of the community-based resources that are available in the judicial district in which they serve, and (D) have knowledge of the mortgage assistance programs. Such mediators may refer mortgagors who participate in the foreclosure mediation program to community-based resources when appropriate and to the mortgage assistance programs.'
mortgage on residential real property with a due date during the period from July 1, 2018, to June 30, 2022, exclusive, shall have (a) in the provisions of subsection (b) of this section, and (B) relative to the foreclosure of a mortgage on (A) residential real property with a due date during the period from July 1, 2018, to June 30, 2022, exclusive, or (B) any mortgage on real property related to a return date during the period from January 1, 2018, to June 30, 2022, inclusive, shall be subject to the provisions of subsection (a) of this section.

(a) (1) For any action for the foreclosure of a mortgage on residential real property with a due date during the period from July 1, 2018, to June 30, 2022, inclusive, the mediation period under the foreclosure mediation program established in section 49.189, as amended by this act, shall commence when the court shall notify each appearing party that a foreclosure mediation request form has been submitted by a mortgagee to the court, which notice shall be sent not later than three business days after the court receives a completed foreclosure mediation request form. The mediation period shall conclude not more than sixty days after the notice [level] that the court has decided, for good cause shown, (A) extend, by not more than thirty days, the mediation period on its own motion or upon motion of any party, or (B) extend by not more than thirty days the mediation period upon written consent of the mediator.

(b) The first mediation session shall be held not later than fifteen business days after the court sends notice to all parties that a foreclosure mediation request form has been submitted to the court. The mortgagee and mortgage shall appear in person at each mediation session and shall have authority to agree to a proposed resolution, except that (A) if the mortgagee is represented by counsel, the mortgagee’s counsel may appear in lieu of the mortgagee in
represent the mortgagee's interests at the mediation, provided such

conductor has the authority to agree to a proposed settlement and the

mortgagee is available to attend the mediation session by telephone,

and all the participants in the mediation session have specifically

provided an opportunity to attend for confidential discussions

between the mortgagee and mortgagee counsel. If the following the

initial mediation session, if there are an unreasonably high number of

mortgagees, shall agree in person at each subsequent mediation

session in writing and counsel in attendance, in which case no

attorney shall be allowed to attend, and if the mediator is

appointed for confidential discussions among the mortgagees and such

mortgagee counsel, the court shall not permit any attorney to attend

any mediation session if the court finds that each mortgagee has failed to comply with this subdivision, unless the court finds good cause for such failure.

2. Not later than two days after the conclusion of the first

mediation session, the mediator shall determine whether the parties

will benefit from another mediation. The mediator shall file with the

court a report setting forth such determination, and shall a copy of such

report to each attorney. If the mediator reports to the court that

the parties will not benefit from further mediation, the mediation

period shall terminate immediately. If the mediator reports to the

court after the first mediation session that the parties may benefit from

further mediation, the mediation period shall continue.

3. If the mediator has submitted a report to the court that the

parties do not benefit from further mediation, the court shall

immediately order the parties to participate in mediation. If the

parties fail to remain in mediation after the mediator

has submitted a report to the court that the parties do not benefit from


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ู (c) The Chief Court Administrator shall establish policies and procedures to implement this subsection. Such policies and procedures shall be a prudent, flexible, and effective method of reaching a resolution. The mediator may refer the parties to any appropriate community-based services that are available in the judicial district where the case is pending. Front-run shall not cause a delay in the mediation process.

(6) The Chief Court Administrator shall establish policies and procedures to implement this subsection. Such policies and procedures shall be a prudent, flexible, and effective method of reaching a resolution. The mediator may refer the parties to any appropriate community-based services that are available in the judicial district where the case is pending. Front-run shall not cause a delay in the mediation process.

(7) If a case shall not be determined issued by a mediator under this program from the basis of an appeal of any foreclosure judgment.

(8) Foreclosure mediation request forms shall not be accepted by the court on or after July 1, 2013, and the foreclosure mediation program shall terminate when all mediation has concluded with respect to any application submitted to the court prior to July 1, 2013.

(9) At any time during the mediation period, the mediator may refer the mortgage to any appropriate community-based services that are available in the judicial district where the case is pending. The mediator may refer the mortgage to any appropriate community-based services that are available in the judicial district where the case is pending.

(10) For any action for the foreclosure of a mortgage on residential real property with a blanket mortgage, the parties shall file a notice within ten days of the date of the last payment.
June 30, 2011, the date of entry of an order, enforcing the foreclosure sale ordered by the court, shall commence the post-sale notice period. The post-sale notice period shall be sixty days after the date of entry of the order enforcing the foreclosure sale ordered by the court. The post-sale notice period shall be thirty days if the court, at the request of the mortgagee, extends the post-sale notice period, upon written notice to each party, not less than thirty days before the date the order enforcing the foreclosure sale ordered by the court becomes effective.

(2) The first mediation session shall be held not later than fifteen business days after the court sends notice to each opposing party in accordance with subdivision (b) of section 1244.5, as amended by this act. On and after October 1, 2011, for that mediation session shall be held not later than fifteen days after the court sends notice to each party in accordance with subdivision (b) of section 1244.5, as amended by this act. On and after October 1, 2011, not later than fifteen business days after the entry of the initial mediation session, the mediator shall deliver to the mortgagee to, or account holder, a written report describing the issues resolved in the mediation process and any instructions, including orders, directives, and advice, given to the mortgagee and account holder in the mediation process.

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proposed settlement, except that if the mortgagee is represented by counsel, the mortgagee's counsel may appear in lieu of the mortgagee to represent the mortgagee's interests in the mediation, provided such counsel has the authority to agree to a proposed settlement. If the mortgagee is a party to the mediation session by telephone and CTIC participates in the mediation session by telephone, the mortgagee's counsel, if any, and the mediator shall, in the telephone mediation session, agree in advance on residential times for between the mortgagee and mortgagor or mortgagor's counsel, as the case may be. If, prior to the telephone session, if the mortgagee or mortgagees, only one mortgagee shall appear in person at the telephone mediation session, provided the other mortgagees are available to attend the mediation session and if they participate in the mediation session by telephone, provided an opportunity is afforded for confidential discussions among the mortgagees and each mortgagee and counsel. The court shall not award attorney's fees to any mortgagee or forefor any mediation session if the court finds that such mortgagee has failed to comply with this sub-division, unless the court finds a separate cause for such failure.

3) Not later than two days after the conclusion of the first mediation session, the mediator shall determine whether the parties will be entitled to further mediation. The mediator shall file with the court a report setting forth such determination and mail a copy of such report to each opposing party. If the mediator reports to the court that the parties will not benefit from further mediation, the mediation period shall terminate accordingly. If the mediator reports to the court after the first mediation session that the parties may benefit from further mediation, the mediation period shall continue. Either party's failure to comply with the documentation requirements of this section or section 49-3L.1 as amended by this Act shall, not be grounds for terminating the mediation period before a second mediation session is commenced.
(b) If the matter has not resulted in a report to the court that the parties may benefit from further mediation pursuant to subdivision (d) of this section, or more than two days after the conclusion of the mediation, but no later than the conclusion of the mediation period or forth in subdivision (d) of the subsection, the mediator shall file a report with the court describing the proceedings and specifying the issues resolved, if any, and any issues not resolved pursuant to the mediation. The filing of the report shall constitute the mediator's consent to be automatically certified as a possible summary judgment by both parties if not available in the judicial district, but any such certification shall not cause a delay in the foreclosure process.

(c) The Chief Court Administrator shall establish policies and procedures to implement the subsection. Such policies and procedures shall, at a minimum, provide that the mediator shall advise the mortgagee of the first available session required by subdivision (c) of this subsection that: (A) Such mediation does not suspend the mortgagee's obligation to respond to the foreclosure action beyond the limited time from the date described in subdivision (c) of subdivision (c) of section 2980.051, as amended by this act, and (B) if judgment of foreclosure is entered or a default occurs in which case the mortgagee les, the resident's real property or real property occupied by a resident will be foreclosed.

(c) If no report shall any determination issued by a mediator under this program form the basis of an appeal of any foreclosure judgment.

(d) The foreclosure mediation program shall terminate when all mediation has concluded with respect to any foreclosure action with a return date during the period from July 1, 2010, to June 30, 2012, inclusive.

(e) At any time during the mediation period, the mediator may refer
Sec. 1. (a) There is established a task force to review and evaluate low-income assistance programs administered by the Connecticut Housing Finance Authority. 

(b) The task force shall consist of the following members:

(1) The Governor, or the Governor's designee;

(2) The speaker of the House of Representatives, or the speaker's designee;

(3) The majority leader of the House of Representatives, or the majority leader's designee;

(4) The minority leader of the House of Representatives, or the minority leader's designee;

(5) The president pro tempore of the Senate, or the president pro tempore's designee;

(6) The majority leader of the Senate, or the majority leader's designee;

(7) The minority leader of the Senate, or the minority leader's designee;

(8) The Banking Commissioner, or the commissioner's designee;

(9) The chief housing officer of the Connecticut Housing Finance Authority.
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Authority, or the officer's designee;

(10) The chairperson of the joint standing committee of the General Assembly having cognizance of matters relating to banking, or the officer's designee;

(11) The chairperson of the joint standing committee of the General Assembly having cognizance of matters relating to housing, or the officer's designee;

(12) The task force members shall elect a chairperson from among the members of the task force;

(13) The chairperson shall schedule the first meeting of the task force, which shall be held not later than sixty days after the effective date of this section;

(14) The administrative staff of the joint standing committee of the General Assembly having cognizance of matters relating to banks shall serve as administrative staff of the task force;

(15) Not later than January 1, 2017, the task force shall submit a report on its findings and recommendations to the joint standing committee of the General Assembly having cognizance of matters relating to banks, in accordance with the provisions of section 11-641 of the general statutes. The task force shall terminate on the date that it submits such report or January 1, 2017, whichever is later.

Sec. 2. Section 51-77 of the general statutes is repealed and the following is added in lieu thereof (effective upon passage):

The provisions of sections 51-76b to 51-76, inclusive, shall not apply with respect to (a) the driver of a vehicle, excluding drivers of vehicles employed by exempt insurers, with respect to whom the Interstate Commerce Commission, or its successor agency, or the Secretary of
Transportation, for reasons for which qualifications and the amount and terms of service are in conformity to the provisions of applicable federal law or regulation of any employee or a manner by, or subject to the Labor Act 1919 or any act of any employee subject to said Labor Act 1919, (a) any employee employed in an office or as an office employee, a sales, editor, or chief engineer by a radio station or television station, or (b) any person employed in a home, school, or educational, administrative or professional capacity as defined in the regulations of the Labor Commissioner issued pursuant to section 31-201 (6); (c) any person engaged in the capacity of police officer as defined in the regulations of the Medical Fair Labor Standards Act (9) any inside salesperson whose sole duty is to sell a product or service (6) whose regular rate of pay is one and one-half times the minimum hourly rate applicable to him under section 31-20, (g) more than half of whose compensation for a representative period being at least forty-eight, represents commissions on goods or services, and (h) who does not work more than fifty-four hours during a week of seven consecutive calendar days. In determining the proportion of compensation representing commissions, all earnings resulting from the application of a bonus or commission rate shall be deemed commissions on goods or services without regard to whether the computed compensation exceeded the base or guaranteed (b) any person employed as a farm laborer who is an employee engaged in the business of operating a truck; if such driver is paid forty per cent or more of the farm recorded on the records of the farm he is hired by him, (1) any person employed in the capacity of a household delivery route salesman engaged in delivering milk or bakery products to consumers and who is paid on a commission basis as defined in the regulations of the Labor Commissioner issued pursuant to section 31-60, (b) any person primarily engaged in selling automobiles for the purpose of this subsection, "salesman" includes the person employed by a licensed new car dealer (1) whose primary duty is to sell automobiles...
and service workers, (2) whose regular rate of pay is in excess of $1.50 for the minimum hourly rate applicable to the work, provided that, (a) more than half of whose compensation for such work period, being not less than four weeks, consists of wages for work done on goods or services, and (b) who during such work period work more than 8 hours during each week of seven consecutive days. In determining the proportion of compensation consisting of wages, all earnings resulting from the application of a bonus or other incentive rate shall be considered as wages. With regard to whether the earnings of employees exceed the hourly rate of pay, (a) any person employed in agriculture, (b) any permanent paid member of the uniformed police force of municipalities and permanent paid members of the uniformed fire department of municipalities, (c) any person employed as a policeman by a private contract corporation which on April 24, 1931, has a valid contract with any municipality in the state, and (d) any person paid by an hourly basis, employed as a full-time, any truck driver for a licensed distributor, as defined by section 12-17; and (e) any person employed as a mechanic primarily engaged in the servicing of motor vehicles, as defined in section 14-3, or farm implements, as defined in section 14-4, by a manufacturer or employer primarily engaged in the business of selling such vehicles or farm implements to customers in the state, (f) such employees, and except under the Federal Wage-Labor and Equal Pay Act, 48 U.S.C. 1960 et seq. and 29 U.S.C. 206(g)(G), provided such persons' actual weekly earnings exceed an amount equal to the total of (1) such person's basic contractual hourly rate of pay times the number of hours such person has actually worked under (2) such person's basic contractual hourly rate of pay times one-half the number of hours such person has actually worked in excess of forty hours in such week, for the purposes of this section, "basic contractual hourly rate" means the compensation payable to a person at a hourly rate of compensation exclusive of any flat rate, incentive rate or any other basis of
Sec. 7. (NEW) (a) (Common from proceed) (a) In the case of any foreclosure on a federally-related mortgage loan on any dwelling, residential real property that has a notice date or after the effective date of this section, but not later than December 31, 2022, any immediate successor in interest in such property pursuant to the foreclosure shall assume each interest subject to (1) the provision, by such successor in interest, of a notice to occupy to any bona fide tenant not less than thirty (30) days before the effective date of such notice; and (2) the rights of any bona fide tenant, as of the date absolute title transferred to such successor in interest (A) under any lease, (B) lease executed by a before such date to occupy the premises until the end of the remaining term of the lease, except that a successor in interest may terminate a lease effective on the date of sale of the unit to a purchaser who will occupy the unit as a primary residence, subject to the notice by the tenant of the ninety-day notice under subdivision (2) of this subsection or (B) without a lease or with a lease terminable at will under state law, subject to the except by the tenant of the ninety-day notice under subdivision (1) of this subsection, except that making under this section shall affect the requirements for termination of any federally-

Publix Act No. 11-287
subject to the existence of limited tenancy or of any other interest, however that provision longer than periods of other similar provisions for

4. (a) For purposes of this section, a lease or tenancy shall be considered tenancy only if (i) the mortgagor or the third, spouse, or parent of the mortgagor under the contract is not the tenant; (ii) the lease or tenancy was the result of an arm's-length transaction; and (iii) the lease or tenancy requires the mortgagor to hold substantially less than 10% of the market rent for the property of the unit's rent is paid in addition to the lease's stated rent.

(b) For purposes of this section, the term "checkable related mortgage loan" has the same meaning as in "11 USC 1301", the Real Estate Settlement Procedures Act of 1974. For purposes of this section, the date of a notice of compliance shall be deemed to be the date on which complete title to a property is transferred to a successor entity or person as a result of an order of a court or pursuant to provisions in a mortgage, deed of trust, or similar deed.

Sec. 5. (NEW) (a) Unless four (4) years after December 31, 2014, in the case of an owner who is an owner of a home and is not in default pursuant to the terms of a lease extending the term of a lease running the period prior to sale shall also constitute other good cause for determining the time of a breach who is in violation of provisions under 42 USC 1437(c), the federal housing Choice Vendor or Program, except that the owner may terminate the tenancy effective on the date of transfer of the deed or its owner if the owner (i) will comply the right as a reasonable resident and (ii) has provided the tenant a notice to vacate at least ninety (90) days before the effective date of such notice.

(b) On or before December 31, 2014, in the case of any 30-year loan on any federally-related mortgage loan, as that term is defined in "11 USC 1301", the Real Estate Settlement Procedures Act of 1974. or on any

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Section 9. (b) (1) [text obliterated]

9(a) A government-issued prepaid card shall not include an expiration date relative to the underlying benefits that are redeemable through the use of the applicable card, code, or device. Notwithstanding the provisions of this subsection, a government-issued prepaid card may include an expiration date with regard to such card, code, or device provided that the following limitations are made: (1) such card, code, or device expires not less than one year after the date of issue; (2) the consumer may request a replacement card, code, or device on the following telephone number or an Internet website address, if one is maintained, that is held by a holder of a government-issued prepaid card may refer to obtain a replacement card, code, or device after such card, code, or device expires; (3) no fee or charge is imposed on such holder for replacing the card, code or device or for providing such holder with the following telephone number or Internet website address, provided that the card, code or device has not been lost or stolen; and (4) the issuer of the card, code or device may establish policies and procedures to provide consumers a reasonable opportunity to purchase a card, code or device.
that has not less than five years remaining until the card, card code, or device expires.

(c) The person or entity, with the disclosure requirements of subdivision (b) of subsection (b) of this section (1) the issuer of the card, card code, or device, and (2) subject to the applicable provisions of 12 CFR 230.35, as from time to time amended, and (3) such issuer shall make the disclosure required under subparagrapg (A) of said subdivision (b) with equal present value and in clear and concise, in the applicable data on the applicable card, code or device.

Sec. 12. Subdivision (c) of section 366a of the general statutes is repealed and the following is substituted in lieu thereof (effective October 1, 2014):

(1) "Gift certificate" means a record evidencing a promise, made for consideration, by the issuer or issuer of the record that goods or services will be provided to the owner of the record in the course shown in the record and includes, but is not limited to, a record that contains a microprocessor chip, magnetic stripe or other means for the storage of information that is programmed and for which the value is determinable upon each use, a gift card, an electronic gift card, stored-value card, or certificate, a store card, or a similar record or card, but "gift certificate" does not include prepaid checking cards regulated under section 47-37a, (b) prepaid commercial travel cards, or general use prepaid cards as defined in 12 CFR, Sec. 226.2(a)(20), or general use prepaid cards as defined in section 226.2(a)(20).
section 9 of this act, may not impose on the property a deficiency charge or fee, abandon a property charge or fee, unsecured property charge or fee, called a charge or fee, deficiency charge or fee, in any realty charge, fee, or penalty for liability with respect to the property. Neither the property nor an agreement with respect to the property may contain language suggesting that the property may be subject to such a charge, fee or penalty for liability. The provisions of this section shall not apply to property subject to subdivision (2), (3), or (4) of subsection (a) of section 8.19a, provided a holder of any such property may not impose or collect a charge, fee or penalty with respect to such property.

Sec. 11. Subsection (e) of section 8.19c of the general statutes is amended, and the following is substituted, in lieu thereof (effective October 1, 2019):

(3) The provisions of this part shall not apply to gift certificates, as defined in section 8.19s, or reusable magnetic cards, as defined in section 8.19l of this act.

Sec. 13. Section 7.12b/ of the general statutes is repealed and the following is substituted in lieu thereof (effective July 1, 2017):

As used in sections 7.12a, 7.12b, and 7.12c, as amended by this act, 7.12e, 7.12f, 7.12g, 7.12h, 7.12i, 7.12j, 7.12k, 7.12l, 7.12m, 7.12n, and 7.12o, as amended, and 7.12p, as amended by this act:

(2) "Residential property" means the owner of [vacant] residential property who is required to register such property pursuant to section 7.12f, as amended by this act.

(7) "Residential property" means a one-family dwelling unit, or more, residing units, and includes a commercial building, containing one or more dwelling units.

(2) "Vacant" means unoccupied or unoccupied.
within the period of time which is required, declared to be
vacant, occupied, and the title of ownership or control over the
same to reside out or be exercised, or a home of residence of any
such person.

(4) "VEEPS" means the Virginia Electronic Property
Examination Program, which may be used as an alternative to or
in connection with, any other local or state procedure.

(5) "Person" means natural persons, partnerships, business
legal entities, and any other legal or governmental unit, or
entities authorized, or acting under local or state authority.

Sec. 11, Section 2-1301 of the general statutes is repealed and
the following substituted in its stead on July 1, 1991:

(a) Any person (in whom title to a residential property has vested
after October 1, 1990) through a foreclosure action pursuant to sections
49-19 to 49-22, inclusive, or 49-24, or on or after October 1, 1992,
commences an action in the court of a county wherein the residential
property is located for the same clerk of the court in which the property is
located for 49-19(1) no later than ten days after the date title vests in
such person if title to such residential property becomes vacant or
the sale is held, or (2) if, as a result of an execution of judgment
pursuant to section 49-22 or a summary process action pursuant to
Chapter 32, such residential property becomes vacant before
the sale or one hundred twenty days after the date title vests in
such person. The no later than ten days after the date on which such
property becomes vacant at the time and place of the recording of the
sale, and his execution to the residential property, being described in
accordance with section 49-24, such registration shall be published
by the municipality thereof and appended to the local records.
concerned. In subsection (c) of this section shall contain (f) the name, address, telephone number and electronic mail address of the person(s) designated by the principal in the event of the principal's absence, and (g) the name, address, telephone number and electronic mail address of a direct contact to the state, organized body, or direct contact in available [and (h) the name, address, telephone number and electronic mail address of the person(s) responsible for the security and maintenance of the vacant property, and, if the property is a rental property, the name, address, telephone number and electronic mail address of the person(s) responsible for the maintenance of the property]. If no such management company or direct contact has been engaged by the registrant under (d), the registration notice shall contain at least ten-point boldface capital letters: NOTICE TO MUNICIPALITY: NO COMPANY ENGAGED (Y/N). The registrant shall notify the principal in the event of any change in the registration information or the principal's preferred mode of communication. The registration notice shall request the principal to report any change in the information provided on the registration notice or to notify the registrant of any change in the principal's contact information. At the time of registration, the registrant shall provide a written confirmation that all address information has been accurately identified by the registrant.

(g) If the registration notice is with WABCO, it shall contain (i) the name, address, telephone number and electronic mail address of the registrant, and (j) the name, address, telephone number and electronic mail address of the local property maintenance company responsible for the maintenance of the property, if such a management company has been engaged by the registrant.

(h) Any person in whom it is in a residential property has written
Subdivision Act (2001), S. 2001

On July 12, 2001, through a Subdivision Act, the Registrar was appointed in accordance with the Subdivision Act in the province of Ontario, to register each property in accordance with the Act. The Registrar is required to register the property in accordance with the Subdivision Act. The information provided shall be accurate and complete. The information shall be updated in a timely manner. The Registrar shall be responsible for maintaining the accuracy and completeness of the information provided. The amendment to the Act is effective as of the date of the enactment of the Act.
(c) A municipality may, only upon registration requirements, impose upon registrants and maintain in accordance with this section, except that any municipal registration requirements
effective on or before passage of public act 82-85 shall remain effective.

(i) Any person who fails to take action to either register in accordance with this section or to subject to a civil penalty of one thousand dollars for each violation, any residential property for which there has been a failure to register or to correct an omission in registration.

(ii) Any person, any failure to which is a violation of any city ordinance, municipal code, or state statute, who has been cited for any violation of this section, who has failed to take action to register, or who has failed to correct an omission in registration, for which there has been a failure to register or to correct an omission in registration.

(iii) An authorized official, at any time, may file a complaint in Superior Court to collect the penalties imposed under this section upon any person, in addition to the fines and penalties which are applicable to the violation of any city ordinance, municipal code, or state statute. Such complaint shall not be treated as a civil action against the residential property.

(iv) Neither the registration by a residential property that does not meet the requirements of this section to which this section does not apply, nor any legal obligations of the property, nor the residential property, shall be subject to the residential property.

Sec. 12. Section (b) of section 41-275 of the General Statutes is repealed and the following is substituted in lieu thereof: (Effective October 1, 1971):

41-275
(b) The provisions of this section shall not apply to policies on single-family or two-family dwellings, unless such dwellings are (insert) residential properties owned by a registered subject to section 34.08, except as provided in subdivision (3).

Approved July 19, 2003
CHAPTER 125

CONSTRUCTIVE TAKING FOR AUTHORITY ACT

Sec. 125-1. Declaration of policy. It is found and declared that there exists in the state and will exist in the future a serious shortage of housing for low and moderate income families and persons; that this shortage has been a major manufacturing factor in the decline in the family unit, and in the community at large and has created, and is creating, a significant number of the citizens of Connecticut. It is further found and declared that it is imperative that the state of Connecticut, as a major economic and social factor, in order to encourage the development and to increase the supply of housing for low and moderate income families and persons, to the supply of housing for families and persons displaced by public action or whose incomes have been increased, and the payment of public and public service, be encouraged. It is found and declared that such a serious shortage of housing has been the result of the construction and permanent financing for housing provided to be constructed, rehabilitated, purchased and signified to government investors to encourage progress and development wherein it is desirable and necessary for low and moderate income families and persons, and that this lack of construction and permanent financing will severely limit the growth in the supply of housing for such families and persons. It is further found and declared that there exists a serious shortage of low interest rate financing available to low and moderate income families and persons for the purchase of rehabilitable and existing dwellings units. It is therefore found and declared that it would be in the best financial interest for housing for low and moderate income families and persons through the making and purchase of mortgage loans in such housing located in the state and the maintenance of low interest financing arrangements. It is in the state's interest that such arrangements be achieved and be made available to achieve the foregoing objectives, including mortgage loans to families and persons of low and moderate income for the purchase of existing dwelling units, for public purposes and purposes for which public money may be expended for the public benefit and good. It is further found and declared that it is necessary to provide housing for families and persons of lower income than the Connecticut Housing Finance Authority can presently assist. It shall be a public purpose of the authority to issue a portion of its bonds to purchase or otherwise finance the securities of the Connecticut Housing Finance Authority and the purchase and application of the funds from such securities to reduce the interest rate charged on housing for low and moderate income persons and families and other mortgagees. It is further found and declared that the municipality or the state with a population of over five thousand and with twenty-five thousand of more than one thousand persons per square mile and physically accessible land more as determined by or as defined upon the 1970 United States Census have, owing to their large size and long-established as urban areas, urban problems that are not as pervasive as of smaller magnitude in municipalities of a smaller size and therefrom this fact justifies limiting the
provisions of subsection (b) of section 3720, subsection (c) of section 3725, and subsection (d) of section 3725.1 of the Housing and Urban Development Code of the State of California and declared that there exist in this State and county a serious and impending shortage of residential accommodations for persons of all income levels in the area. In the nature of things, certain areas of the State, in addition to the cities, are recognized that a sufficient number of alternative uses for housing exist in the same manner; that is, certain areas the development of which is not generally considered to be more suitable, are indeed, considered to be areas which, by virtue of their nature and location, are not suitable for the development of residential accommodations.

In conclusion, the development of residential accommodations that are suitable and necessary for the housing needs of all income levels in the State is hereby declared to be of the utmost importance. The provisions of this section are hereby declared to be necessary and essential for the public welfare and shall be carried out with the utmost diligence and promptness.

In accordance with the provisions of this section, the development of residential accommodations in the area is hereby declared to be of the utmost importance. The provisions of this section are hereby declared to be necessary and essential for the public welfare and shall be carried out with the utmost diligence and promptness.

In conclusion, the development of residential accommodations that are suitable and necessary for the housing needs of all income levels in the State is hereby declared to be of the utmost importance. The provisions of this section are hereby declared to be necessary and essential for the public welfare and shall be carried out with the utmost diligence and promptness.

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In conclusion, the development of residential accommodations that are suitable and necessary for the housing needs of all income levels in the State is hereby declared to be of the utmost importance. The provisions of this section are hereby declared to be necessary and essential for the public welfare and shall be carried out with the utmost diligence and promptness.
guaranteed to encourage lending institutions to provide refinancing opportunities for certain mortgages and investments for certain mortgages. It is further stated that energy costs are expected to increase, making it necessary to provide incentives for energy conservation. The savings resulting from energy conservation are expected to offset any increased costs. The question remains how the Connecticut Housing Finance Authority should be provided with the additional resources (Section 36-600a) and (Section 36-600a-1) that are required to meet the energy needs of the area. The Connecticut Housing Finance Authority should be provided with the additional resources (Section 36-600a) and (Section 36-600a-1) that are required to meet the energy needs of the area. The authority should be encouraged to consider the energy needs of the area when making decisions about the allocation of funds. 

Achieve and promote the economic development of the area. The authority should be encouraged to consider the energy needs of the area when making decisions about the allocation of funds. To this end, the authority should be encouraged to consider the economic development of the area. The authority should be encouraged to consider the economic development of the area when making decisions about the allocation of funds. 

Section 36-600a-1. The Connecticut Housing Finance Authority should be provided with the additional resources (Section 36-600a) and (Section 36-600a-1) that are required to meet the energy needs of the area. The authority should be encouraged to consider the energy needs of the area when making decisions about the allocation of funds. To this end, the authority should be encouraged to consider the economic development of the area when making decisions about the allocation of funds. 

1. (C. R. A. 24:3-1, 3-2)
housing need to establish and to administer such a program included provisions for rehabilitation of existing dwellings under P.A. 76-181, greatly expanded section to include provisions specifically relating to urban renewal and rehabilitation, P.A. 76-436, and technical changes, P.A. 76-191. The applicable Section of the new act contains provisions relating to financial assistance for energy conservation measures, P.A. 76-436 added language concerning the inclusion of possible obligations, P.A. 76-330 added special Section for lease, P.A. 76-436 added grant toagination for energy conservation projects. Effective July 1, 1976, P.A. 76-436 amended effective date of P.A. 70-303 from July 1, 1972, to June 30, 1973. Effective June 30, 1973, P.A. 76-133 made indicated changes in reference to Sec. 3-128, effective June 30, 1973.

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Sec. 3-204a. Establishment of subsidiaries by authority shall be found and declared to be the purposes of the Connecticut Housing Finance Authority may from time to time best be fulfilled by providing for the authority to create, cause to be created, and maintain one or more nonprofit corporations or other legal entities to carry out purposes described in the foregoing Sec. 3-203, said creation and maintenance shall be found and declared to be in the public interest. It is further found and declared that in order for such subsidiaries to fulfill their purposes, liability shall be limited solely to the assets and income of such subsidiaries, and otherwise be limited to give all the benefits and not to give any other benefit to the Housing Mortgage Credit Fund or other reserve, insurance or designated funds or any other assets of the Authority. It is further found and declared that the Authority and such subsidiaries may from time to time as may be necessary to create, maintain, or discontinue such housing development and other rehabilitation activities. Such corporate purposes to further authority and that such expenditures of moneys and borrowing thereof, constitute a moving of a needed public purpose and is in the public interest.

CHAPTER 12
QUASIPUBLIC AGENCIES

Title of Chapter:

Sec. 12-120. Declaration.
Sec. 12-121. Quasipublic agency means and quasipublic agency means and procedures.
Sec. 12-122. Procedure.
Sec. 12-123. Application.
Sec. 12-124. Application.
Sec. 12-125. Procedure.


(2) "Procedural" means each procedure, by a quasipublic agency, of general application, with respect to its Board of Directors, the implementation, interpretation or application of any law or policy or, if applicable, the adoption of a procedure of the such agency. It includes the procedural, or procedural, or prior regulation, but does not include, unless otherwise provided by this section, the procedure of the such agency. (A) A procedure for ensuring only the internal management of the agency and not affecting procedure or disciplines, (B) for the preservation of the public and (C) for the inactivity of the agency.

(3) "Proposal procedure" means a procedure adopted by a quasipublic agency under the provisions of Section 12-122 for a new procedure or for a change in addition to a proposal of an existing procedure.

Sec. 12-120. Amended by P.A. 09-140 amended the definition of "quasipublic agency" in Subdivision (1) to remove Connecticut Public Development Corporation in Connecticut Innovation.
P.L. 88-166, Sec. 10. Alteration of Connecticut Development Authority Act of 1970. The following provisions of this Act are hereby declared to be effective for a period of not more than one hundred twenty days and renewable for a period of not more than sixty days after the effective date thereof:

2. The provisions of subsection (b) and (c) of this section shall not apply to the Connecticut Lottery Corporation, established pursuant to section 15-902, prior to July 1, 1997.
Sec. 1-122, Codification and. The Auditor of Public Accounts shall contract for the conduct a compliance audit of each quasi-public agency's activities during the agency's two fiscal year period, once each such audit report with a report, examination or investigation for any such period or periods. Each report shall be determined whether the quasi-public agency has complies with the regulations governing administrative rules, personnel practices, the purchase of goods and services, the use of surplus funds and the distribution of loans, grants and other financial assistance. Each such audit shall include a review of all or a representative sample of the financial activities in such event during the relevant fiscal year. The Auditor of Public Accounts shall submit each audit report to the Governor and the General Assembly. Not later than thirty days after receiving reports of completed reports on the Comptroller of Public Accounts, the Legislative Program Review and Investigation Committee shall prepare an assessment of whether the audit reports comply with the requirements of this section and shall submit the assessment to the joint meeting of the General Assembly having jurisdiction of matters relating to the quasi-public agencies. Each quasi-public agency shall pay the cost of conducting such biennial compliance audit of the agency.

(2 A.C. 84-102; S. 11-46; 2 A.C. 63-133; S. 9; S. 150; 19-172; S. 1.)

History: Sec. 1-124, Codification and. The Auditor of Public Accounts may contract for a compliance audit of each quasi-public agency, board of the General Assembly for Audit, required Auditors of Public Accounts to conduct a compliance audit of each quasi-public agency, the General Assembly having jurisdiction of matters relating to the quasi-public agencies, to pay the costs of the audit. (S. 150; 19-172; S. 1. 1.)

Sec. 1-122, Report and. The board of directors of each quasi-public agency shall annually submit a report to the Governor and the Auditor of Public Accounts and to the legislative Program Review and Investigation Committee, such report shall include, but not be limited to, the following: (1) A list of all bond issues in the proceeding fiscal year, including, for each such issue, the financial advisor and underwriters, whether the issue was competitive negotiated or privately placed, and the
In each fiscal year and for each quarter, (1) a list of any projects other than those pertaining to any unencumbered balances of state funds receiving the total assistance during the preceding fiscal year, including each project's purpose, location, and Department of Funds provided by the agency; (2) the total individual and total financial assistance in excess of five thousand dollars in the form of loans, grants or payments for services, cash or in-kind contributions, made by the agency during the preceding fiscal year; (3) a balance sheet showing all accounts and receivables; (4) the outstanding volume of bonds issued, the amount of bonded indebtedness, and the amount of the institution's working capital; (5) the information as to policy statement, a description of the composition of the agency's board or governing board, and any other information required by the agency's alternative action committee; and (6) a description of the current fiscal year. Not later than thirty days after the completion of each report from the board of a non-public agency, the Legislative Program Review and Finance Section General Assembly shall present to the committee of the joint committee on the organization and a copy of the report to the joint committee of the General Assembly having expert advice and a detailed analysis of the public agency.

(b) For the quarter ending on July 1, 2010, and for each quarter thereafter, the board of directors of each non-profit public agency shall submit a report to the Office of Fiscal Analysis. The report shall include, but not be limited to, the following information and accounting of the agency: (1) The beginning fiscal year balance; (2) additions to and withdrawals from the fund in the period; and (3) the total expenses incurred in the quarter estimated at the end of the fiscal year. For the purposes of this subsection, "balance," "fund," and "expended" mean the same meaning as provided in section 4-40.

(b) For the quarter ending on July 1, 2010, and for each quarter thereafter, the board of directors of each non-profit public agency shall submit a report to the Office of Fiscal Analysis. Each report shall include, but not be limited to, (1) The total number of employees in the fund; (2) the total number of positions filled by the end of the period; and (3) the positions considered to be vacant and the positions estimated at the end of the fiscal year.

(b) For the quarter ending on July 1, 2010, and for each quarter thereafter, the board of directors of each non-profit public agency shall submit a report to the Office of Fiscal Analysis. Each report shall include, but not be limited to, (1) The total number of employees in the fund; (2) the total number of positions filled by the end of the period; and (3) the positions considered to be vacant and the positions estimated at the end of the fiscal year.
Sec. 1. (a) From the proceeds of any bonds or notes, the Authority shall have the power to: (1) pay the principal of and interest on the bonds and notes, subject to the provisions of the indenture or other documents governing the bonds and notes, (2) make expenditures to construct, improve, repair, replace, or expand any property of the Authority, (3) pay any expenses incurred in connection with the performance of any public purpose authorized by law, (4) make all other expenditures authorized by law, and (5) do all other things necessary or convenient to carry out the purposes of the Authority. 

(b) The Authority shall have the power to issue bonds or notes, and to sell, lease, or convey property for the purposes of the Authority.

(c) The Authority shall have the power to enter into contracts and agreements with other public or private entities for the purpose of carrying out the purposes of the Authority.

(d) The Authority shall have the power to borrow money and issue bonds or notes for the purpose of carrying out the purposes of the Authority.

(e) The Authority shall have the power to impose and collect taxes, fees, charges, and assessments for the purpose of carrying out the purposes of the Authority.

(f) The Authority shall have the power to levy and collect taxes, fees, charges, and assessments for the purpose of carrying out the purposes of the Authority.

(g) The Authority shall have the power to do all other things necessary or convenient to carry out the purposes of the Authority.
History: P.A. 93-47 make codification. Subsec. (c) added by P.A. 01-124. Subsec. (d) added by P.A. 01-124. Subsec. (e) added by P.A. 01-124.

Acting April 20, 1955, P.A. 64-32 created Subsec. (g) in all the Connecticut Resources Recovery Authority acts of the General Assembly, effective April 20, 1955.

Effective June 1, 1956, P.A. 64-11 amended "the Health Information Technology Exchange of Connecticut" to "the Health Information System Exchange of Connecticut" in Subsec. (f) and (g), effective June 1, 1956.

See Sec. 1 for provisions of and defined terms to the provisions of security of personal information.

<table>
<thead>
<tr>
<th>General Fund of Connecticut</th>
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</thead>
<tbody>
<tr>
<td>General Fund of Connecticut</td>
<td>List of</td>
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<tr>
<td>General Fund of Connecticut</td>
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</tr>
</tbody>
</table>

Sec. 1, Subsection (d) Directs that directors and employees of the Connecticut General Authority, Connecticut Commission, Incorporated, Connecticut Higher Education Supplemental Loan Authority, Connecticut Housing Finance Authority, Connecticut Housing Authority, Connecticut Resources Recovery Authority, including all the members of the Connecticut Resources Recovery Authority, Connecticut Health and Educational Facilities Authority, Capital City Regional Development Authority, the Health Information Technology Exchange of Connecticut and Connecticut Lottery Corporation and any person executing the bonds or notes of the agency shall not be liable personally on such bond or notes or be subject to any personal disability or responsibility by reason of the issuance thereof, nor shall any director or employee of the agency, including all the members of the Connecticut Resources Recovery Authority, be personally liable for damages or injury to persons, or damages, within or without the scope of his or her employment or appointment, such director, officer or employee, including all the members of the Connecticut Resources Recovery Authority. The agency shall protect, save harmless and indemnify its directors, officers or employees, including all the members of the Connecticut Resources Recovery Authority, from financial loss and expense, including legal loss and costs, in any action or prosecution by reason of alleged negligence or alleged departure from any rules or duties or any other matter concerning in storage or training, if the director, officer or employee, including all the members of the Connecticut Resources Recovery Authority, is sued or has been acting in the discharge of his or her duties or within the scope of his or her employment, that such act or omission is broad not to have been negligent, reckless, within or without the scope of his or her employment, or that such act or omission is broad not to have been negligent, reckless, within or without the scope of his or her employment.

Chapter Title

List of

Sections

(signed) Enrolled

(Chamber of) House of

(Chamber of) Senate

Enrolled

(Chamber of) Senate

(Chamber of) House of

(Chamber of) Senate


Enrolled

(Chamber of) House of

(Chamber of) Senate

(Chamber of) House of

(Chamber of) Senate

Effective October 1, 1991.

Order to

Order to

(Chamber of) Senate

(Chamber of) House of

Order to

Order to

Effective July 1, 1993.

Order to

Order to
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<th>Material</th>
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