

2015 Legislative Review

The Connecticut Legislative Action committee had several bills we were actively supporting. One in particular, the Animal Control Officer bill, looked like it was going to move through the Senate without any issues. However, on the last day of the session when there was a filibuster, our bill got swept up in the storm and was blown away. Needless to say, after nearly ten years of trying to get such a bill through, we were more than just a little disappointed that our efforts failed again.

However, there is some good news. We had been working on several key pieces of legislation and it appears that one of them made it through. Community association boards may now act between meetings as long as they meet the requirements of Public Act 211 which include: not less than two-thirds consent; each board member's vote must be recorded; the decision must be documented; and the secretary must give notice of any action taken to all unit owners.

This act also includes a provision about master associations of not less than 400 units and not more than 600 units. Much of the language contained deals with issues about the percentage required for termination and dissolutions (not less than twenty-five person); how members are appointed to the nonstick corporation; unit owners equal rights for use of facilities and shared costs for their operations, maintenance, repair and replacement.

You can find the link to the relevant provisions in Public Act 211 on our website: www.caict.org.