

2018 Legislative Summary

The 2018 Legislative Session concluded on May 9, Although we had attempted to advance additional tweaks to the manager licensing law, we are pleased that the provision regarding the fidelity bond made it through this year. Below is a summary of the session provided by our lobbyists Anita Schepker and David O'Leary.

1. SB193- AN ACT CONCERNING REVISIONS TO DEPARTMENT OF CONSUMER PROTECTION STATUTES. This bill which passed on the last night of session, includes the removal of the fidelity bond requirement and in its place substitutes the requirement for a commercially available insurance policy. CAI-CT supported this bill.

The provision can be found in Section 10 of the bill:

<https://www.cga.ct.gov/2018/amd/S/2018SB-00193-R00SA-AMD.htm>

2. HB 5209- AN ACT CONCERNING LONG-TERM CARE POLICY INCREASES had an amendment filed on it which imposes a \$12 surcharge on the named insured under each homeowner's insurance policy delivered, issued, renewed, amended, or endorsed between January 1, 2019 and December 31, 2029. Under the bill, the surcharge applies to homeowner's policies for personal risk insurance policies on condominiums or residential dwellings with four or fewer units.

The amendment can be found at: <https://www.cga.ct.gov/2018/amd/H/pdf/2018HB-05209-R00HB-AMD.pdf>

3. Section 45 of HB 5028 and Section 3 and Section 4 of HB5155

The original bill, HB 5208, would have required ALL residential buildings of four or more units to pay property taxes based on the commercial property tax rate, which would have included legitimate common interest communities. We monitored the bill with the intent of minimizing any impact on existing and future condominiums. The legislature created language that grandfathered the existing developments, but as of July 1, would require a 50% owner-occupancy of condominium properties.

Please see House Amendment A which becomes the entire bill, 5028, Section 45 found at:

<https://www.cga.ct.gov/2018/amd/H/2018HB-05028-R00HA-AMD.htm> But note that that bill is amended in Sections 3 and 4 of HB 5155 together found at:

<https://www.cga.ct.gov/2018/amd/H/2018HB-05155-R00HA-AMD.htm>

