



STATE REPRESENTATIVE
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Condominium Legislation

In 2013 the General Assembly passed legislation regarding the rights of homeowners. As a fellow condominium owner, I can attest to the need for the legislation we passed with regard to the Common Interest Ownership Act and the Condominium Act.

There are additional important issues being considered this 2014 legislative session. I remain committed to working toward a more efficient government while ensuring the protection of our most vulnerable citizens and keeping essential services properly funded.

I am convinced that with your input and support, we can address the most pressing needs of our community. Thank you for the honor of serving you.

A handwritten signature in black ink, appearing to read "Steve Dargan".

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THE BUDGET AND SPECIAL ASSESSMENT APPROVAL PROCESS IN COMMON INTEREST COMMUNITIES

Previous to this law, budgets and special assessments were approved unless a majority of all unit owners vote to reject them. As a result, there were budget votes where the majority of those voting were “no” votes, but the proposal still passed, essentially counting the votes of those who abstained as affirmative votes. These requirements are now changed under the Common Interest Ownership Act, for certain large communities: The proposal may be rejected if (1) a majority of all unit owners participating in the vote reject it or (2) at least one-third of unit owners entitled to vote on the measure vote to reject it. If neither of these conditions are met, the proposal is deemed approved.

REVISIONS TO THE COMMON INTEREST OWNERSHIP ACT AND THE CONDOMINIUM ACT

This law improves condominium board and association transparency and adds protections for condominium unit owners. It makes community association managers subject to disciplinary action for knowing and material

violations of the Common Interest Ownership Act (CIOA) or Condominium Act, the Connecticut laws that generally govern the management of condominiums. It also requires a condominium board to post meeting agendas at least 48 hours prior to a meeting if they set a meeting schedule, rather than noticing meetings individually.

RECOUPMENT OF MONEYS OWED TO AN ASSOCIATION

Previously condominium associations seeking to collect unpaid common charges had a six-month priority lien over mortgages. However, many foreclosure actions take longer than six months, meaning that after six months, with no way to recoup the monthly fees, the cost of maintaining the foreclosed unit fell on the association and therefore the other unit owners. This created a particular burden for condominium complexes with a small number of units, because a foreclosure can dramatically increase the fees for remaining unit owners. This law extends the period covered by the priority lien from six to nine months; includes in the lien reasonable attorney fees when proper notice is given; and excludes from the lien any late fees, interest or fines assessed by the association during the nine-month lien period.

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