



2022 End of Legislative Session Report

CAI's Connecticut Legislative Action Committee (CT LAC) was active this session. The six-member committee volunteered hundreds of collective hours to review bills, draft testimony, work with CT LAC's lobbyists, meet with legislators and other decision-makers, and testify for and against bills. Hundreds of bills were introduced, and the CT LAC monitored a number of bills that directly or indirectly impacted community associations. Below are highlights from the 2022 General Assembly:

SB 291, An Act Concerning Certain Protections for Group and Family Child Care Homes. This bill would have (1) clarified and enforced protections for licensed group child care homes and licensed family child care homes, (2) prevented landlords from placing restrictions on the operation of licensed group child care homes and licensed family child care homes, and (3) provided certain protections to landlords when their property is utilized by operators of licensed group child care homes and licensed family child care homes. The CT LAC successfully amended this bill in 2022 and excluded from its prohibited restrictions those that are imposed by (1) an association of unit owners for a condominium or (2) unit owners' association for a dwelling in common interest community.

Status: FAILED SINE DIE

SB 303, An Act Concerning Renters in Common Interest Communities. The CT LAC actively opposed this legislation, which would have prohibited common interest ownership communities from enacting or enforcing restrictions that limit the number of rented units to less than fifty per cent. Members of the LAC testified in opposition of this bill.

Status: CT LAC SUCCESSFULLY FAILED

SB 413, An Act Concerning Common Interest Ownership Communities. This bill would have required the Commissioner of Housing to conduct a study concerning funding for common interest ownership community reserves. The CT LAC connected with the Insurance and Real Estate Committee during the legislative session informing the Committee of CAI's condominium safety public policy efforts in the wake of the Surfside condominium collapse and offering their expertise on reserve studies and funding. The CT LAC is hopeful the Connecticut legislature will continue to discuss this important topic of improving condominium safety for Connecticut associations.

Status: FAILED SINE DIE.

HB 5117, An Act Concerning Electric Vehicle Charging Stations. This bill would have required certain contracts affecting real estate to allow for the installation of electric vehicle charging stations and to require increased tenant access to electric vehicle charging stations in their dwelling units or common areas.

Status: Failed, but portions of the bill were incorporated into SB 4.

SB 4, An Act Concerning the Connecticut Clean Air Act. This bill reduces carbon emissions by expanding public and private utilization of electric vehicles in Connecticut to protect human health and the environment. The CT LAC worked with the Chair of the Senate Transportation Committee on the portions of the bill regulating electric vehicle charging stations in common interest communities. While this legislation increases the burdens for associations, the CT LAC successfully worked to include some protections and plan to continue this work during the off-season.

Status: ENACTED, EFFECTIVE OCTOBER 1, 2022.

Connecticut Contact Information

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Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and by Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the CT LAC. Please visit www.caionline.org/lacdonate/ and donate to “Connecticut” to support our continued efforts.

For more information visit www.caionline.org/CTLAC.