



CONNECTICUT ADVISORY COUNCIL
ON HOUSING MATTERS



Reply to: 16 Main St., 2nd floor
New Britain, CT. 06051
(860) 616-4472

NOTICE OF NEXT MEETING

2:00 p.m.

Wednesday, June 10, 2020

This meeting will be held electronically by Zoom. Details as to how to access the meeting will be distributed soon.

Minutes of the Meeting of March 11, 2020

Council members present: Richard DeParle, Kathy Flaherty, Venoal Fountain, Jane Kelleher, Houston Putnam Lowry, Carl Lupinacci, Raphael Podolsky, Dave Purvis, Richard Tenenbaum, John Wirzbicki

Council members absent: Michael Clinton, Loo Dahlke, Stephanie Ma, Sam Neves, David Pels, J.L. Pottenger, Jr., Margaret Suib

Others present: Hon. James Abrams, Nancy Hronek, Jeff Mastroianni, William Pitt, Maura Coyle (by phone), V. Edward Quinto

The meeting was called to order by the Chairperson, Raphael Podolsky, at 2:02 pm at the Quinnipiac University Law School, Room 116, 370 Bassett Road, North Haven, CT.

1. Preliminary matters

a. Approval of agenda: The agenda was approved unanimously on a motion made by Kathy Flaherty and seconded by Houston Putnam Lowry.

b. Approval of the minutes: The minutes of the December 11, 2019 meeting were approved on a motion by John Wirzbicki, seconded by Houston Putnam Lowry.

2. Public comment: None (at this time).

3. Updates from the housing courts

a. Coronavirus update: Judge Abrams informed the Council that the Judicial Branch is working on COVID-19 plans “as we speak” in response to the pandemic. The courts have to remain open for criminal cases. Civil cases, including housing cases, have a lower priority. To limit the spread of the pandemic, steps are being taken to limit the number of people who physically enter courthouse buildings. Physical presence may be dangerous for both litigants and court staff. Some Council members expressed concern about the adverse public health consequences of court hearings, evictions, and displacement during an emergency in which people are supposed to stay home. There was some suggestion of whether expanded use of technology and virtual hearings would be appropriate in eviction cases, but there was also concern about due process implications and access to the clerks’ offices, especially because such a high percentage of defendants are self-represented. It was noted that the pandemic is imposing financial harm to both landlords and tenants, and concern was also expressed that some landlords might illegally resort to self-help. No formal action was taken by the Council at this time.

b. Prosecutors: Maura Coyle reported by phone. The housing prosecutors are doing as much education as possible to get 100% compliance. They have had success in hoarding cases by treating them as mental health issues, rather than criminal prosecutions. The Departments of Social Services, Aging, and Disability Services have been involved. This permits more outreach and connection to doctors for evaluation. The problem is that there are insufficient mental health services available. If a hoarder rejects DSS services, DSS must walk away. The need is for a collaborative effort between code enforcement and others. There is also a need to look at competency issues regarding hoarders, which can require probate court involvement. Hoarding cases are very time-consuming because they involve much pre-prosecutorial activity and they may not result in a warrant.

c. Mediators: Bill Pitt reported that the housing courts currently have enough mediators to handle the caseload. Two more foreclosure mediators are being cross-trained for housing mediation.

d. Clerks and case processing: The Hartford Housing Court has a new deputy clerk. The Council received a complaint from a landlord attorney about a matter in the Hartford Housing Court being scheduled six weeks out. Bill Pitt says that scheduling is usually two to three weeks, so that there must have been some unique aspect to that case. Atty. Nancy Hronek

reported that self-represented tenants in the Hartford court are not being advised about fee waivers and are being told that they cannot attach a second page to any motions. Bill Pitt will check with the clerk's office on these practices and will report back to the Council.

4. Other matters

a. Public comments: V. Edward Quinto asked questions about the appeal process and about denials of motions to open without a hearing. Further discussion of the denial of motions without a hearing was tabled to the next meeting.

b. Website disclaimer: The website disclaimer is posted in at least two places on the Judicial website, although only one is conspicuous. The Forms Committee will examine further.

c. Access to online data: Tabled.

d. Forms:

-- Nancy McGann reported that a plain language expert is looking at the housing forms.

-- The Forms Committee reported its recommended revisions of the answer and special defense form, the motion to open, the stay of execution, and the motion for use and occupancy. The Committee's report is attached as Appendix A. There was much discussion, including whether the proposed revisions were sufficiently plain language and whether the motion to open should be split into separate forms. The Committee report was referred back to the Committee for further review. In addition, Nancy Hronek was added to the Forms Committee and the Chairperson agreed that notice will be sent prior to the next Forms Committee meeting inviting other interested persons to join the Committee.

e. Housing court judge assignments: Judge Abrams advised that Judicial has been trying to change the perception that housing court is not a desirable assignment. In reality, it is a good way train new judges in their duties and to help develop case management skills. Judicial is also holding housing roundtables to build informal mentor relationships between housing court judges and judges handling housing cases in the GA courts. The emphasis is on the importance of treating people decently and moving the docket.

f. Bridgeport courthouse: Tabled.

g. Computer Data and Research Committee: With the help of a referral from the Connecticut Legal Rights Project, the Committee has obtained an intern to help build the

Council's capacity to obtain and analyze data about housing court cases. Judicial has been very cooperative in providing data access and training.

h. Clerk's office and mediator staffing: Tabled.

i. Lawyer-for-a-day pilot programs: Tabled.

j. Small claims booklet: The Council has obtained a law student intern to help with updating the booklet.

5. Legislative report: The Housing Committee has completed action on its bills. The Chairperson will distribute a list. [Post-minutes note: A list is attached as Appendix B, but all bills died without further action because the legislature recessed within a few days after the Advisory Council meeting and did not return prior to its mandatory adjournment on May 6.]

6. Other advisory council projects for the next 12 months: Tabled.

7. Other business: Tabled.

8. Adjournment: A motion to adjourn was made by Houston Putnam Lowry, seconded by Richard Tenenbaum, and approved unanimously. The meeting adjourned at 4:32 pm.

Respectfully submitted,

Kathleen Flaherty
Secretary

NEXT MEETING: 2:00 pm, June 10, 2020, by Zoom. Further information will be distributed.

APPENDIX A

Report of the Forms Committee

REPORT OF THE FORMS COMMITTEE
March 4, 2020

Attached are my attempts to revise the four forms along the lines recommended at the February 21 meeting of our Committee. These are:

JD-CV-51	Motion to open judgment
JD-HM-6	Summary process answer to complaint
JD-HM-21	Stay of execution application – Summary process
JD-HM-27	Motion for use and occupancy payments and objection

We also considered Form JD-HM-22 [Affidavit of Non-Compliance with Stipulation] at our meeting. We recommend that the Council consider whether this Form should be revised so as to (1) apply to whichever party is claiming non-compliance; (2) to apply to non-monetary alleged breaches; &/or (3) if, instead, a separate Form should be created for a defendant to use claiming a breach by the plaintiff. In that regard, Mr. Pitt reported that some Housing Courts have developed “an informal defendant’s version” of this Form, and he agreed to gather examples of them for the Committee (or Council) to review as the above options are weighed.

The Committee agreed to defer its review of Forms ## -23, -24, -26, & -19/-35 to a future meeting.

Sorry I cannot join you for the Council’s meeting on March 11, 2020.

Respectfully submitted,

J.L. Pottenger, Jr., Committee Chair

**MOTION TO OPEN JUDGMENT
(SMALL CLAIMS AND HOUSING MATTERS)**

JD-CV-51 Rev. 6-19
C.G.S. §§ 52-212, 52-212a, 52-259c
P.B. §§ 17-4, 17-43, 24-31

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NOTICE: This motion must be filed with the correct fee required by section 52-259c(a) of the Connecticut General Statutes.

(Name and address of plaintiff or plaintiff's attorney)

Court Use Only	
MTOPJH	SCMTO

(Name and address of defendant or defendant's attorney)

ADA NOTICE
The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at www.jud.ct.gov/ADA.

Docket number

Address of Court (Number, street, town, and zip code)

Judicial District Housing Session

Name of case (Plaintiff vs. Defendant)

Motion to Open Judgment

1. I request that the judgment in the case named above be opened because Explain why you should not lose the case:

2. If you lost because you defaulted explain why you did not come to court or file papers: explain why you did not do so.

NOTE: If this is a motion to open a judgment entered because of a default or nonsuit, the motion must be sworn to by the person filing this motion or that person's attorney.

Signed (Plaintiff/Defendant or Attorney)	Date signed
Subscribed and sworn to before me on (Date)	Signed (Clerk, Comm. of Superior Court, Notary Public) See NOTE above

Certification

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) _____ to all attorneys and self-represented parties of record and that written consent for electronic delivery was received from all attorneys and self-represented parties of record who received or will immediately be receiving electronic delivery.
Name and address of each party and attorney that copy was or will be mailed or delivered to*

*If necessary, attach additional sheet or sheets with name and address which the copy was or will be mailed or delivered to.

Signed (Signature of filer/Connecticut Attorney)	Print or type name of person signing	Date signed
Mailing address (Number, street, town, state and zip code)	Telephone number	

Notice of Court Hearing

A court hearing on this case has been scheduled. All parties must come to the hearing at the address and time indicated below. If you cannot come to the hearing, you should let the other party know and get an agreement before you notify the court that you cannot come to the hearing. (If you have any witnesses, please let them know about this court hearing so that they can be in court with you. Bring all other evidence you want to show the court, such as bills, receipts, invoices, etc. If this motion is granted, a trial on the case may start the same day.)

Place of hearing (If different from Address of Court above)	Date of hearing	Time _____ .m.	Courtroom
Clerk of Court, by		Date	

**SUMMARY PROCESS (EVICTION)
ANSWER TO COMPLAINT**
JD-HM-5 Rev. 8-19
C.G.S. §§ 47a-4a, 47a-5, 47a-7, 47a-15, 47a-20,
47a-20e, 47a-23c, 47a-33, 47a-57, 49-31p

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COURT USE ONLY	
ANSWER	ASD

Name of case _____ Docket number _____
 Address of Court (Number, street, and town) _____
 Judicial District Housing Session

Section 1 — Summary Process (Eviction) Answer

For each numbered paragraph of the landlord's Complaint, select whether you Agree, Disagree, or Do Not Know.

- | | | | | | |
|-----------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|-----------------------------------|--------------------------------------|
| 1. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> | 5. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> |
| 2. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> | 6. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> |
| 3. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> | 7. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> |
| 4. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> | 8. Agree <input type="checkbox"/> | Disagree <input type="checkbox"/> | Do Not Know <input type="checkbox"/> |

Section 2 — Special Defenses (Facts showing the court that the plaintiff has no legal right to evict you.)

Not all the special defenses listed below may apply to the reason(s) for eviction claimed by the landlord's complaint. Select the special defenses that show the court that the plaintiff has no legal right to evict you and fill in the information requested.

- a. All rent has been paid to my landlord.
 b. Rent was offered to my landlord on (date): _____ which was before I received the Notice to Quit.
 c. No rent is due under Connecticut law because of the housing or health code violations listed below:

- e. I notified my landlord, Housing Code, the Health Department, and/or the Building Department of the violations listed in section c, above, on (date): _____
 f. This eviction is being brought because I contacted my landlord and/or public officials or agencies to complain about my apartment.
 g. I filed a rent increase complaint with the Fair Rent Commission on (date): _____
 h. I live in a building or complex with 5 units or more or in a mobile manufactured home park and
 I have a physical or mental disability, or
 I am 62 years old or older, or
 my spouse, sibling, parent or grandparent is 62 years old or older and permanently lives with me, or
 my spouse, sibling, parent or grandparent has a physical or mental disability and permanently lives with me.
 i. This eviction was brought after a foreclosure action, and
 I have a written lease that is still in effect, or
 I never received a 90 day letter (notice) before the notice to quit was delivered (served).
 j. I remedied the issue(s) listed in the pre-termination notice delivered to me under Connecticut law.

Additional information:

k. Additional reasons why I should not be evicted:

C. The landlord accepted ^{rent} money or waived the Notice to Quit after I received it.

Defendant's (Tenant's) Certification

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) _____ to all attorneys and self-represented parties of record, and that written consent for electronic delivery was received from all attorneys and self-represented parties receiving electronic delivery.

Name and address of each party and attorney that copy was mailed or delivered to:

Signed (Attorney or self-represented party) _____ Print or type name of person signing _____
 Mailing address _____ Telephone number _____

STAY OF EXECUTION APPLICATION - SUMMARY PROCESS
 JD-HM-21 Rev. 2-19
 C.G.S. §§ 47a-26f, 47a-30, 47a-35, 47a-36, 47a-37, 47a-38, 47a-39

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Name and mailing address of plaintiff or plaintiff's attorney

Name and mailing address of defendant or defendant's attorney

ADA NOTICE
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Instructions to tenant
 Fill-out this application and file all three (3) copies with the clerk of the court location where the judgment was entered. One (1) copy will be returned to you showing the date of hearing.

Docket number: _____ Clerk's office address (number, street, town and zip code) _____

Name and address of plaintiff (landlord) (if not indicated above) _____

Name of defendant/applciant (tenant) (if not indicated above) and address (if not indicated above or if different from location of premises below) _____

Location of premises _____ Date of judgment _____

in good faith *comply with*

To: The Superior Court

1. I request that my eviction be delayed (stay of execution of the judgment) because:

A. I live in the premises.

B. I have tried to find other premises for me and my family somewhere else in my city or town or in a city or town near my city or town in a neighborhood like my neighborhood and cannot find one.

C. This application is made ~~honestly~~ *is* and I will ~~do whatever the court orders me to do~~ *comply with*.

2. The eviction was not granted because of nuisance committed or permitted by me or because of the use of or permitting the use of the premises for an immoral or illegal purpose or because I never had a right or privilege to live in the premises.

3. If the eviction was granted because of nonpayment of rent, then within 5 days of the date of judgment, I deposited with the clerk the full arrearage (amount of back rent and/or use and occupancy owed to the landlord) of \$ _____ required by section 47a-37 of the Connecticut General Statutes; **OR**

No arrearage exists. (Applicant should bring proof of payment to the hearing.)

Provide explanation of how much time is needed and why: _____

Telephone number of defendant/applciant _____ Signed (defendant/applciant) _____ Date signed _____

Notice of Court Hearing - Stay of Execution Application

To: The parties named above

The tenant(s) named above has filed an application in this court requesting a stay of execution of the judgment entered on the Date of Judgment shown above, as stated in the application above.

The Superior Court will hold a hearing on this application at the Place, Date and Time shown below.

This is to notify you that if you want to ~~ask~~ *be heard by* to the court about this application; you or your attorney must come to the court on that date and at that time. If the landlord does not come to the hearing, the court may grant the application and delay the eviction. If the tenant(s) does not come to the hearing, the court may deny the application.

Place of hearing (if different from clerk's office address shown above) _____ Date of hearing _____ Time of hearing _____

Signed (Assistant Clerk) _____ Date signed _____

Distribution: Original - Court Copy 1 - Plaintiff Copy 2 - Defendant/Applicant **STAY OF EXECUTION**

**MOTION FOR USE AND OCCUPANCY
PAYMENTS AND OBJECTION**
JD-HM-27 Rev. 10-19
C.G.S. § 47a-26b

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www.jud.ct.gov



Instructions:

This motion may either be served by a Marshal along with the complaint, or filed in an existing eviction action after the defendant files an appearance.
1. When the defendant files an appearance in an existing eviction action, you may file this motion with the clerk and mail a copy to the defendant.
2. If this motion is served by a Marshal on the defendant along with the complaint, then the court considers this motion filed when the defendant files an appearance.

For information on ADA accommodations, contact a court clerk or go to: www.jud.ct.gov/ADA.

<input type="checkbox"/> Judicial District of:	<input type="checkbox"/> Housing Session at:	Docket number:
Address of Court:		Telephone number:
Complete address of premises (including apartment number, if any)		
Name of case		

Motion

The plaintiff(s)/landlord(s) ask(s) that the court order the defendant(s)/tenant(s) to deposit with the court payments for use and occupancy of the premises at the above address in an amount equal to the: (Select box 1 or box 2 below)

1. Last agreed upon rent. The last agreed upon rent was \$ _____ payable monthly. weekly.
 2. Fair rental value of the premises. (Use ONLY in absence of a last agreed upon rent.)

B. If there is a subsidy, the tenant share of monthly rent is #

Certification (if applicable)

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) _____ to all attorneys and self-represented parties of record and that written consent for electronic delivery was received from all attorneys and self-represented parties of record who received or will immediately be receiving electronic delivery.

Name and address of each party and attorney that copy was mailed or delivered to:

*If necessary, attach additional sheet or sheets with name and address which the copy was mailed or delivered to.		
Signed (Signature of Plaintiff/Landlord's Attorney)	Print or type name of person signing	Date signed
Mailing address (Number, street, town, state, and zip code)	Telephone number	

Notice to Defendant(s)/Tenant(s)

You may file with the clerk your appearance and an objection to the plaintiff's motion. If you do so within five (5) days of the date the above motion was filed, the court will conduct a hearing on the motion before entering an order for use and occupancy payments. You can find out the date the motion was filed by calling the clerk's office. If you do not file your objection within this five day period, the court will enter an order for use and occupancy payments without a hearing. You will be notified by mail.

You may also file an objection at any time after the five day period has expired, but an order for use and occupancy payments will still enter. A hearing will then be held to determine if the order should remain in effect or be modified.

If you file an objection during or after the five day period, you will be notified by mail of the hearing date and time.

State your reason(s) for objecting in the following space provided. Complete the certification section and make two copies. File the original with the clerk and mail a copy to the landlord or the landlord's attorney if that person has one.

Keep a copy for your records.

MOVE BACK to page 2 at the end.

<input type="checkbox"/> Judicial District of:	<input type="checkbox"/> Housing Session at:	Docket number
Name of case		

Objection to Use and Occupancy Payments

I object to the motion or order for use and occupancy payments for the following reasons:

P.1

IF YOU OBJECT TO PAYING INTO COURT THE AMOUNT REQUESTED ABOVE OR IF YOU WANT A HEARING ON THIS MOTION, YOU MUST FILE AN OBJECTION WITHIN FIVE DAYS OF WHEN MOTION FILED.

USE THIS TO REPLACE Current "Notice to As" on page one.

Certification

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically on (date) _____ to all attorneys and self-represented parties of record and that written consent for electronic delivery was received from all attorneys and self-represented parties of record who received or will immediately be receiving electronic delivery.
Name and address of each party and attorney that copy was mailed or delivered to*

*If necessary, attach additional sheet or sheets with name and address which the copy was mailed or delivered to.

Signed (Signature of Defendant/Tenant, Attorney for Defendant/Tenant)	Print or type name of person signing	Date signed
Mailing address (Number, street, town, state and zip code)	Telephone number	

**AFFIDAVIT OF NONCOMPLIANCE
WITH STIPULATION**

JD-HM-22 Rev. 7-19
P.B. § 17-53

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COURT USE ONLY

AFFNWS



ADA Notice

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<input type="checkbox"/> Judicial District at _____	<input type="checkbox"/> Housing Session at _____	Docket Number _____
Address of court (Number, street, town and zip code)		

Name of case _____

Date of judgment or court order _____	<input type="checkbox"/> Use and occupancy Amount due: _____	Payment date(s) _____
	<input type="checkbox"/> Arrearage Amount due: _____	Payment date(s) _____

The undersigned hereby deposes and states the following:

1. I am over the age of eighteen years and I believe in the obligation of an oath.
2. I am the person ordered to receive the above-mentioned payment(s); or, I am familiar with the accounting/financial books and records of the entity ordered to receive the above-mentioned payments, and I have personal knowledge of the matters stated herein and the facts set forth are true and accurate to the best of my knowledge and belief.
3. On the above-mentioned date of judgment or court order, the defendant was ordered to pay use and occupancy and/or arrearage in the amount shown above, on or before the payment date(s) indicated.
4. To date, payment has not been received.
5. I therefore request that a Summary Process (Eviction) Execution for Possession issue.

Signed (Affiant) _____	Print or type name and title of person signing _____	Date signed _____
------------------------	--	-------------------

Subscribed and sworn to before me: _____	On (date) _____	Signed (Assistant Clerk, Notary, Commissioner of the Superior Court) _____
--	-----------------	--

Certification

I certify that a copy of this document was or will immediately be mailed or delivered electronically or non-electronically or in hand on _____ (date) to all attorneys and self-represented parties of record, and that written consent for electronic delivery was received from all attorneys and self-represented parties receiving electronic delivery.
(If necessary, attach additional sheets with names, addresses and methods of delivery.)

Name and address of first attorney or party _____	<input type="checkbox"/> Hand delivered <input type="checkbox"/> Mailed
	<input type="checkbox"/> Electronically delivered
Name and address of second attorney or party _____	<input type="checkbox"/> Hand delivered <input type="checkbox"/> Mailed
	<input type="checkbox"/> Electronically delivered
Name and address of third attorney or party _____	<input type="checkbox"/> Hand delivered <input type="checkbox"/> Mailed
	<input type="checkbox"/> Electronically delivered
Name and address of fourth attorney or party _____	<input type="checkbox"/> Hand delivered <input type="checkbox"/> Mailed
	<input type="checkbox"/> Electronically delivered

Signed (Signature of filer) _____	Print or type name of person signing _____	Date signed _____
Mailing address (Number, street, town, state and zip code) _____		Telephone number _____

<p align="center">Notice To Defendant</p> <p>A Summary Process Execution will issue on the third business day after the filing of this affidavit with the court. If you object to the execution issuing, you must file an objection before the issuance of the execution with the clerk at the court address indicated above.</p>	FOR COURT USE ONLY
	File Date _____

Distribution: Original — Court File Copy 1 — Defendant Copy 2 — Plaintiff

Housing Forms			
JD-HM-002	Summary Process Execution for Possession (Eviction)	Housing Rev.	04/19 HM002.pdf
JD-HM-003	Claim of Exemption - Summary Process (Eviction)	Housing Rev.	03/19 HM003.pdf
JD-HM-005	Summary Process (Eviction), Answer to Complaint	Housing Rev.	08/19 HM005.pdf
JD-HM-005P	Summary Process (Eviction), Answer to Complaint - Polish	Housing Rev.	08/19 HM005P.pdf
JD-HM-005PT	Summary Process (Eviction), Answer to Complaint - Portuguese	Housing Rev.	08/19 HM005PT.pdf
JD-HM-005S	Summary Process (Eviction), Answer to Complaint - Spanish	Housing Rev.	08/19 HM005S.pdf
JD-HM-007	Notice to Quit (End) Possession	Housing Rev.	04/19 HM007.pdf
JD-HM-008	Summary Process (Eviction) Complaint, Nonpayment of Rent	Housing Rev.	02/19 HM008.pdf
JD-HM-009	Motion for Default for Failure to Appear and Judgment for Possession	Housing Rev.	05/19 HM009.pdf
JD-HM-010	Motion for Default for Failure to Plead and Judgment For Possession	Housing Rev.	03/20 HM010.pdf
JD-HM-013	Motion For Judgment By Stipulation	Housing Rev.	04/19 HM013.pdf
JD-HM-016	Reply to Special Defenses	Housing Rev.	06/19 HM016.pdf
JD-HM-019	Notice of Suit Housing Code Enforcement	Housing Rev.	03/19 HM019.pdf
JD-HM-020	Summary Process (Eviction) Complaint, Termination of Lease by Lapse of Time	Housing Rev.	04/19 HM020.pdf
JD-HM-021	Stay of Execution Application - Summary Process	Housing Rev.	02/19 HM021.pdf
JD-HM-022	Affidavit of Noncompliance With Stipulation	Housing Rev.	07/19 HM022.pdf
JD-HM-023	Entry and Detainer Proceedings, Summons and Order to Show Cause	Housing Rev.	04/19 HM023.pdf
JD-HM-024	Verified Lockout Complaint and Application for Temporary Injunction	Housing Rev.	04/19 HM024.pdf
JD-HM-026	Defendant's Affidavit and Objection to Execution	Housing Rev.	04/19 HM026.pdf
JD-HM-027	Motion for Use and Occupancy Payments and Objection	Housing Rev.	10/19 HM027.pdf
JD-HM-032	Summons - Summary Process (Eviction)	Housing Rev.	04/19 HM032.pdf
JD-HM-034	Summary Process Execution for Possession - Nonresidential	Housing Rev.	09/19 HM034.pdf
JD-HM-035	Complaint - Housing Code Enforcement	Housing Rev.	03/12 hm035.pdf
JD-HM-039	Application for Judgment of Possession - Deceased Tenant/Occupant - Summary Process (Eviction)	Housing Rev.	04/19 HM039.pdf
JD-HM-040	Summary Process Execution for Possession - Deceased Tenant/Occupant	Housing New	04/19 HM040.pdf

Forms Found : 25

APPENDIX B

Bills of interest approved by the Housing Committee of the Connecticut General Assembly prior to March 12, 2020

Note: All of these bills died because of the failure of the General Assembly to act on them prior to May 6, 2020.

Criminal record lookback:

S.B. 109 -- Criminal records: Requires the Department of Housing by regulation to impose limits on the consideration of criminal records in rental applications of no more than 3 years (misdemeanor) and 7 years (felony).

H.B. 5122 -- Criminal records: Imposes 3-year (misdemeanor) and 10-year (felony) limits on consideration of criminal records in rental applications; requires that crimes considered be relevant to behaviors required of tenants; requires that rejected applicants be allowed to explain their record.

Rent subsidy:

S.B. 108 -- RAP/Open Choice pilot: Requires the Department of Housing to run a 2-year pilot program for 10 Rental Assistance Program (RAP)-eligible families/year who have been in the school integration Open Choice program for at least one year, so that they can move to the town where their child goes to school.

S.B. 188 -- Healthy Housing assistance pilot: Requires the Department of Housing to conduct a similar 2-year pilot of 25 RAP certificates per year for families with children having persistent asthma, to be used in high and very high opportunity areas.

H.B. 5125 -- Public disclosure of Section 8 maximum fair market rents (FMRs): Requires housing authorities to post their Section 8 maximum FMRs on their website and inform 211 of these maximum rent limits.

Government policy:

S.B. 105 -- Right to housing: Articulates goal that state housing policies should promote the right to affordable, decent, safe and stable housing; requires state housing programs to give priority to households below 50% of median and to those who are homeless or at risk of homelessness.

H.B. 5123 -- Municipal enforcement powers: Allows towns to establish penalties for violation of landlord licensing ordinances; imposes strict liability for damages resulting from violations of lead regulations; authorizes stop-work orders for work being done without a building permit.

Public housing

S.B. 110 -- Housing authority areas of operation: Allows housing authorities to establish “expanded areas of operation” to include high and very high opportunity census tracts in nearby towns (within 15 miles of their town).

S.B. 183 -- Free 211 calls: Prohibits cell phone providers from deducting units or dollars from FCC-licensed lifeline cell phones for calls to 211.

H.B. 5120 -- Public housing voter registration: Requires housing authorities to provide a voter registration application to new move-ins and at annual recertification.

Other landlord-tenant law:

H.B. 5121 -- Family day care homes: Strengthens zoning laws that allow in-home licensed family day care in residential zones; permits licensed family day care in appropriate rental units.

H.B. 5124 -- Disclosure of foreclosures: Requires the landlord to notify tenants of foreclosure actions; makes foreclosure the basis for a 47a-14h proceeding.

H.B. 5126 -- Late fees, inspections, ombudsman: Requires landlords to permit pre- and post-occupancy joint tenant/landlord inspections; caps late fees; creates Rental Housing Ombudsman in the Department of Housing.

H.B. 5244 -- Lock change for domestic violence victims: Requires landlords to promptly change locks at the request of a tenant who is a domestic violence victim and has obtained a judicial restraining order, or to permit the tenant to make the change himself or herself.