

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
NOTICE OF INTENT TO AMEND REGULATIONS

In accordance with the authority granted in Section 20-327b of the Connecticut General Statutes, it is the intention of the State of Connecticut, Department of Consumer Protection, to amend the Regulations of Connecticut State Agencies by amending Section 20-327b-1.

All interested persons who wish to express their views orally may do so at a public hearing to be held at the Department of Consumer Protection, Room 119, State Office Building, 165 Capitol Avenue, Hartford, Connecticut, at 10:00 a.m., on Wednesday, May 28, 2014.

All interested parties who wish to submit data, views or arguments may do so in writing within thirty (30) days following the publication of this notice. An original and ten (10) copies of any such written materials should be directed to William Rubenstein, Commissioner, Department of Consumer Protection, Room 103, State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

A copy of the proposed regulation, the Fiscal Note, and the Small Business Impact Statement applicable to the proposed regulation (as required by Public Act 09-19) are available for inspection at the address cited above, by requesting a copy of the same by telephoning the Department at 860-713-6086, or by viewing the same by clicking on the "Laws and Regulations" link on the Internet homepage of the Department: www.CT.gov/DCP.

The purpose of these proposed regulations is to add additional disclosures and make other changes to the existing Real Estate Property Condition Disclosure Form, as set forth in Public Act 2012-122.

These regulations modify the Real Estate Property Condition Disclosure Form. Regulation Section 20-327b-1 contains the actual Real Estate Property Condition Disclosure Form, so this section must be formally amended each time a statutory, technical, aesthetic, or other change is made to this Form. These proposed regulations

modify the Form by adding the following disclosures and by making the following changes:

1. Whether a property located in a common interest community is subject to any community or association dues or fees;
2. That the prospective purchaser should consult with the building official in the municipality where the property is located to confirm that applicable building permits and certificates of occupancy have been issued for work on the property;
3. That the prospective purchaser should have the property inspected by a licensed home inspector;
4. Whether the seller is aware of any prior or pending litigation or government agency or administrative action, order, or lien on the premises related to the release of any hazardous substance;
5. Whether there are smoke and carbon monoxide detectors located in a dwelling on the premises, (b) the number of detectors, and (c) if there have been any problems with the detectors, and explain the problem; and
6. Whether during the seller's ownership, there is or was an underground storage tank on the property and if so, whether it was removed. If the tank was removed and within the seller's possession and control, he or she must provide any and all documentation of removal with information on when and who removed it.

The proposed regulation also updates the credit, from \$300.00 to \$500.00, which the seller must give the purchaser at closing if he or she does not furnish the written Residential Property Condition Disclosure Report.