

Sec. 8-68f-1. Definitions

The following definitions apply to Sections 8-68f-1 to 8-68f-22, inclusive, of the Regulations of Connecticut State Agencies:

(1) “Complainant” means any tenant whose grievance is presented to his or her landlord in accordance with section 8-68f-20 of the Regulations of Connecticut State Agencies;

(2) “Controlled substance” has the same meaning as provided in 21 USC 802;

(3) “Criminal activity” means the intentional commission of an action specifically defined, prohibited, and punishable as a crime, as defined in section 53a-24(a) of the Connecticut General Statutes;

(4) “Department” means the Department of Housing or its successor agency;

(5) “Drug-related criminal activity” means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance;

(6) “Dwelling Unit” has the same meaning as provided in section 47a-1 of the Connecticut General Statutes;

(7) “Elderly persons” has the same meaning as provided in section 8-113a of the Connecticut General Statutes;

(8) “Family” has the same meaning as provided in section 8-39(t) of the Connecticut General Statutes;

(9) “Guest” means a person temporarily staying in the dwelling unit with the consent of a tenant or other member of the household who has express or implied authority to consent on behalf of the tenant.

(10) “Grievance” means any dispute of a tenant with respect to a landlord’s action or failure to act in accordance with such tenant’s lease or the landlord’s regulations that adversely affects such tenant’s rights, duties, welfare or status;

(11) “Hearing” means a grievance hearing conducted by a hearing officer or hearing panel;

(12) “Hearing Officer” means a person selected in accordance with section 8-68f-20 of the Regulations of Connecticut State Agencies to conduct a hearing and render a decision with respect thereto;

(13) “Hearing Panel” means a panel selected in accordance with section 8-68f-20 of the Regulations of Connecticut State Agencies to hear a grievance and render a decision with respect thereto;

(14) “Household” means the family, any live-in aide and any foster child, each of whose tenancy has been approved by the landlord;

(15) “Housing Authority” has the same meaning as provided in section 8-39(b) of the Connecticut General Statutes;

(16) “Landlord” means a housing authority which receives financial assistance under any state housing program and the Connecticut Housing Finance Authority or its subsidiary when said authority or subsidiary is the successor owner of housing previously owned by a housing authority under section 8-69 et seq. or section 8-112a et seq. of the Connecticut General Statutes. A housing authority which receives financial assistance shall include those landlords who are subject to ongoing compliance requirements as a result of the receipt of state financial assistance for the construction of affordable housing;

(17) “Live-in Aide” means a person who resides with one or more elderly persons, near-elderly persons or persons with disabilities, and who: (A) Is determined to be essential to the care and well being of such persons; (B) is not obligated for the support of such persons; and (C) would not be living in the dwelling unit except to provide the necessary supportive services;

(18) “Near-elderly person” means a person who is at least 50 years of age but below the age of 62;

(19) “Premises” means the building, complex or development in which the dwelling unit is located, including common areas and grounds, that are owned and operated by a landlord;

(20) “Pre-termination notice” means the notice issued to a tenant specifying the acts or omissions constituting a breach of the lease or rental agreement, such that the lease or rental agreement shall terminate upon a date not less than fifteen days after receipt of such notice, which notice shall be consistent with section 47a-15 of the Connecticut General Statutes;

(21) “Tenant” has the same meaning as provided in section 47a-1(l) of the Connecticut General Statutes; and

(22) “Termination notice” means a notice as described in section 47a-23 of the Connecticut General Statutes.

(Effective July 11, 2014)