

Sec. 8-68f-11. Notice Procedures

The lease shall provide procedures to be followed by the landlord and the tenant in giving notice to each other, which shall require that:

(1) Except as provided in section 8-68f-10 of the Regulations of Connecticut State Agencies, any pre-termination notice or other notice to the tenant shall be in writing and delivered to the tenant's dwelling unit or sent by prepaid first-class mail, properly addressed to the tenant. If the tenant is visually impaired, all notices shall be in an accessible format;

(2) Except as otherwise provided in the lease, the tenant shall provide notice to the landlord in writing and deliver it to the premises' office or the landlord's central office or send it by prepaid first-class mail, properly addressed;

(3) A notice of adverse action to the tenant shall state specific grounds for the action or lease termination, and shall inform the tenant of the tenant's right to make such reply as the tenant may wish. The notice shall also inform the tenant of the right to examine the landlord's documents directly relevant to the action. When the landlord is required to give the tenant the opportunity for a hearing, the notice shall also inform the tenant of the right to and the method for requesting a hearing; and

(4) Any proposed changes to the landlord's rules or regulations concerning the tenant's use and occupancy of the premises shall comply with the provisions of section 47a-9 of the Connecticut General Statutes.

(Effective July 11, 2014)