

Regulations of Connecticut State Agencies

TITLE 21. Licenses

Agency

Department of Consumer Protection

Subject

Mobile Home Parks

Inclusive Sections

§§ 21-82-1—21-82-16

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Mobile Home Parks

Sec. 21-82-1. Repealed

Repealed March 20, 1986.

Sec. 21-82-1a. Definitions (Repealed)

Repealed July 3, 2018.

(Effective March 20, 1986; Repealed July 3, 2018)

Sec. 21-82-2. Water control

The owner, at all times during the tenancy of any mobile manufactured home within a park, shall maintain in such a manner those premises within the mobile manufactured home park available and offered for rent so as to prevent the accumulation of stagnant water and prevent the detrimental effects resulting from moving water; when such conditions occur, the owner shall regrade or provide adequate drainage facilities so as to preclude their reoccurrence except that if such conditions expose any mobile manufactured home or mobile manufactured homes to possible detrimental effects then such exposure must exist for a period of not less than seventy-two (72) hours, however, if such detrimental effects create a clear and imminent danger to the tenantability of any mobile manufactured home or mobile manufactured homes sooner than the seventy-two (72) hours, then the owner shall take immediate steps to alleviate such condition preliminary to its ultimate correction.

(Effective March 20, 1986)

Sec. 21-82-3. Ground level maintenance

If the ground upon which a mobile manufactured home is to be situated is not level, then the owner shall provide either fill or adequate shoring to facilitate the leveling of the mobile manufactured home to keep it from tilting. Such service or maintenance shall be provided immediately upon the installation of a mobile manufactured home on a park lot or when an unlevel condition arises which potentially effects the safety and welfare of the resident or when physical damage may result to the mobile manufactured home. If a tilting condition occurs, due to the ground heaving and settling due to frost conditions, then such service or maintenance shall not be required unless said tilting condition remains permanent.

(Effective March 20, 1986)

Sec. 21-82-4. Lot identification

The owner shall so mark every lot or space rented or to be rented in such a manner so as to make the corners of such lot or space easily identifiable, (e.g. surveyor's stakes or iron piping, either by corner stakes or a reference point to permanent construction).

(Effective April 2, 1975)

Sec. 21-82-5. Growth and weed control

The owners shall make regular periodic inspection of all common areas including but not limited to entrance ways, playgrounds or recreation areas, maintenance areas and remove and otherwise keep all such areas free from any species of weed or plant growth which are noxious or detrimental to the health and safety of the resident. A determination as to which species of weed or plant growth are noxious or detrimental to a resident's health and safety shall be limited to those that in and of themselves inherently may impair a person's health or block necessary views and sight lines so as to impair a person's safety.

(Effective April 2, 1975)

Sec. 21-82-6. Pest control

The owner shall be responsible for the extermination of any insect, rodent, vermin or other pest dangerous to the health of the residents whenever infestation exists in the area of the mobile manufactured home park not the responsibility of the resident or in the area for which the resident is responsible including the mobile manufactured home if such infestation is not the fault of the resident and particularly if such infestation existed prior to the occupancy of the resident claiming relief.

(Effective March 20, 1986)

Sec. 21-82-7. Mobile manufactured home rental units

The owner shall maintain all mobile manufactured homes rented by him in a safe, tenantable and structurally sound manner particularly so as to withstand the effects of adverse weather conditions; the owner shall promptly repair or correct any condition which affects the safety, tenantability and structural soundness of such mobile manufactured home upon receiving notice thereof from the resident and the resident shall be deemed to have waived any requirement of notice for entry by the owner upon making the report to the owner, provided, however, in making any such entry the owner shall exercise discretion so as to minimize any disturbance or inconvenience to the resident or the resident's family.

(Effective March 20, 1986)

Sec. 21-82-8. Water and sewer connections

The owner shall maintain all water and sewage lines and connections in good and sufficient working order, and in the event of any emergency, make necessary arrangements for the provision of such service on a temporary basis; provided, however, that if the failure of any such lines is due to the neglect or carelessness of the resident then the owner may make reasonable charges for putting them back into good working order, except if the heat tape which is the responsibility of the resident to provide fails, the owner is not required to replace the heat tape at his expense.

(Effective April 2, 1975)

Sec. 21-82-9. Rental equipment maintenance

The owner shall maintain all electrical, plumbing, gas or other utilities provided by him in good working condition except during any emergency after which any repairs shall be completed within seventy-two (72) hours unless good cause is shown as to why such repair has not been completed.

(Effective April 2, 1975)

Sec. 21-82-10. Residents' privacy

The owner shall respect the privacy of the resident and if only the mobile manufactured home space or lot is rented, agree to enter the mobile manufactured home only with the permission of the resident and if the mobile manufactured home is the property of the owner to enter only after notice to the resident, except as provided in section 21-82 (a) (9).

(Effective March 20, 1986)

Sec. 21-82-11. Vendors' deliveries

No owner shall restrict or prohibit the availability of commodities or services customarily delivered by home delivery as provided for in section 21-78 except if a vendor, supplier or home delivery service, after due notice, thereafter continues to violate the traffic regulations of the park or unduly disturbs the peace and quiet of the residents of the park or violates any municipal or state law or regulation, then such vendor, supplier or home delivery service may thereupon be prohibited or otherwise restricted from entering the park premises.

(Effective November 29, 1978)

Sec. 21-82-12. Written notices

Any notice required to be given under section 21-83 (7) shall be in writing and sent to the owner at his business or residence address by certified or registered mail and any period of time required by law shall commence on the date said notice is postmarked.

(Effective March 20, 1986)

Sec. 21-82-13. Road maintenance

(a) The owner shall maintain any road designated for use by the residents within the park in such condition to adequately permit traffic to travel thereon at the posted speed limit and for the passage of vehicles so as not to endanger pedestrians.

(b) The owner shall make provision for the parking of two (2) cars for each lot within the park, except that any park which provided only one space for each lot on January 1, 1985, and which provided only one space for each lot on October 1, 1972, shall be exempt from such requirement. If the provision of such parking space is not on the lot itself, it shall be located a reasonable distance from any such lot. If adequate space is available for on-street parking, then it shall be sufficient to satisfy the requirements hereof provided such on-street parking does not impede the flow of traffic or hinder or obstruct police or fire vehicles.

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(c) In the event any vehicle is claimed to have been damaged as a direct result of any unrepaired or poorly maintained access road within the park, satisfactory written evidence must be submitted to the owner that such damage was so caused and that it was the sole proximate cause.

(Effective March 20, 1986)

Sec. 21-82-14. Attendant at park

The owner shall provide all residents with the name, address and telephone number of the person authorized to manage the premises. This information shall be kept current at all times. The owner shall establish a system which permits residents to contact the manager, or an attendant or caretaker, at any time. The use of a telephone answering machine shall not be considered compliance with this section.

(Effective July 29, 1994)

Sec. 21-82-15. Owner's responsibilities

(a) An owner shall not transfer to the residents of the park any responsibilities assigned to such owner pursuant to Section 21-82 of the Connecticut General Statutes.

(b) An owner shall be responsible for the maintenance and repair of utilities and facilities that are underground, including, but not limited to, piping, wires, and oil tanks, regardless of the location of the meter box for such utilities and facilities. For underground utilities, an owner's responsibility extends to the shut-off or other connection at the point of entry into the home. Nothing in this subsection shall affect any agreement between an owner and a third party for the maintenance or repair of an underground utility as long as it does not purport to impose responsibility on a resident.

(c) An owner shall not levy a separate fee upon a resident for the cost of an improvement that is the responsibility of an owner, including, but not limited to, an upgrade of the sewer or septic system, maintenance of roadways, or the removal of damaged trees. An owner may build such a fee into future rents.

(d) An owner shall be responsible for the trimming and removal of trees when needed.

(e) An owner shall be responsible for the reasonable enforcement of the provisions of the lease and park rules when violations by residents affect the health or safety of other residents.

(Effective July 3, 2018)

Sec. 21-82-16. Resident's responsibilities

Each resident shall be responsible for complying with his or her duties pursuant to chapter 412 of the Connecticut General Statutes, the sections of the Regulations of Connecticut State Agencies adopted pursuant to said chapter, his or her lease agreements and park rules and regulations.

(Effective July 3, 2018)