



General Assembly

January Session, 2019

**Proposed Bill No. 6040**

LCO No. 2254



Referred to Committee on GENERAL LAW

Introduced by:  
REP. LUXENBERG, 12th Dist.

**AN ACT CONCERNING TRANSFERS OF TITLE TO CERTAIN  
RESIDENTIAL BUILDINGS SITUATED IN MUNICIPALITIES IMPACTED  
BY CRUMBLING CONCRETE FOUNDATIONS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 That the general statutes be amended to provide that each person  
2 seeking to transfer title to a residential building, constructed during  
3 the period beginning January 1, 1983, and ending December 31, 2017,  
4 and situated in a municipality containing one or more buildings with a  
5 crumbling concrete foundation, (1) retain, at such person's expense, (A)  
6 a licensed home inspector to perform an inspection of, and prepare a  
7 written report upon, the condition of the building, and (B) a licensed  
8 engineer to visually inspect, and prepare a written report upon, the  
9 condition of such building, and (2) disclose such reports to each  
10 prospective purchaser of such building prior to closing.

**Statement of Purpose:**

To require inspections and disclosures prior to transfers of certain residential buildings situated in municipalities impacted by crumbling concrete foundations.