



General Assembly

January Session, 2019

**Committee Bill No. 6040**

LCO No. 6313



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

***AN ACT REQUIRING THE INSPECTION OF CERTAIN RESIDENTIAL BUILDINGS BY A HOME INSPECTOR AND AN ENGINEER PRIOR TO THE TRANSFER OF TITLE.***

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

1 Section 1. (NEW) (*Effective July 1, 2019*) On and after January 1, 2020,  
2 any owner of a residential building, as defined in section 8-440 of the  
3 general statutes, located in a municipality in which one or more  
4 residential buildings have been reassessed pursuant to section 29-265d  
5 of the general statutes, shall, prior to transferring title to such  
6 residential building, (1) retain, at such owner's expense, a (A) home  
7 inspector, as defined in section 20-490 of the general statutes, to  
8 perform an inspection of and prepare a report concerning the  
9 condition of such residential building, and (B) professional engineer  
10 licensed pursuant to chapter 391 of the general statutes, to visually  
11 inspect and prepare a report concerning the condition of such  
12 residential building, and (2) disclose the reports prepared pursuant to  
13 subdivision (1) of this section to any prospective purchaser of such  
14 residential building.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>July 1, 2019</i>	New section
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**PD**      *Joint Favorable*