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Motor Vehicle Junk Dealers

Transferred 21-22-1—21-22-2

**Establishment, Operation and Maintenance of Motor Vehicle
Junk Businesses or Motor Vehicle Junkyards**

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Motor Vehicle Junk Dealers

Secs. 21-22-1—21-22-2.

Transferred, June 29, 1984.

**Establishment, Operation and Maintenance of Motor Vehicle
Junk Businesses or Motor Vehicle Junkyards**

Secs. 21-22-3—21-22-13.

Transferred, June 29, 1984.

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Mobile Manufactured Home Parks

Sec. 21-70-1. Definitions

The definitions provided by Section 21-64 of the General Statutes are hereby incorporated as the definitions applicable to these regulations.

(Effective March 20, 1986)

Sec. 21-70-2. Required use of disclosure statement

(a) The disclosure statement provided by Section 21-70-3 shall be given by mobile manufactured park owners to each prospective resident before any rental agreement is entered into, and to each current resident at the time of the first renewal of the rental agreement which occurs after the effective date of these regulations. Such disclosure statement shall be fully completed by the park owner prior to being given to prospective or current residents.

(b) The disclosure statement shall contain type of easily readable size, shall use ink which contrasts with the paper and shall use layout and spacing which separates the paragraphs and sections of the contract from each other and from the borders of the paper.

(c) The headings for subsections 6. (a) and 6. (b) and for Section 7. shall be either printed in boldface type or typed in all capital letters and underlined.

(d) A copy of the rental agreement may be attached to the disclosure statement. Section 7. (d) of the disclosure statement may be complied with by attaching a separate page containing the disclosures or by attaching a copy of the rental agreement.

(Effective March 20, 1986)

Sec. 21-70-3. Text of disclosure statement

MOBILE MANUFACTURED HOME PARK DISCLOSURE STATEMENT

This statement is provided to you as a prospective or current resident of

and is a general summary of your rights and obligations under Connecticut's mobile manufactured home laws. Refer to Chapter 412 of the Connecticut General Statutes for details of these laws. This disclosure statement does not add to or subtract from your rights and obligations under the mobile manufactured home laws. The park owner must keep a signed copy of this disclosure statement on file for four years after you vacate the park.

1. Monthly Rental Fee and All Other Fees Payable by You to the Park Owner.

The rental fee payable during the term of the Rental Agreement is

dollars (\$) per month. The only other fees which you must pay to the Park Owner are as follows:

2. The Length of the Rental Term.

The Rental Agreement shall be for a term of

3. The Amount of Land Which You are Renting.

The approximate amount of land which you will be renting is:

4. Obligations of Park Owner.

(a) The Park Owner must:

(1) maintain the common grounds of the park;

(2) mark your area of responsibility for the lot;

(3) exterminate insects, rodents or other pests in the common areas of the park and, in certain cases, your lot and home;

- (4) maintain the structural soundness of the home if the home is owned by the Park Owner;
 - (5) maintain all utilities provided by the Park Owner;
 - (6) provide adequate parking space; and
 - (7) maintain the roads in the park.
- (b) The Park Owner will also provide, without charge, the following:

(c) A more detailed description of these obligations may be found in the Rental Agreement.

5. Your Responsibilities.

You must:

- (a) pay the rent and all legitimate charges on time;
- (b) keep the home, lot and any supplied facilities in a clean and sanitary condition; and
- (c) comply with the rules and regulations of the park.

6. Your Rights Regarding Eviction.

(a) THE FOLLOWING RIGHTS APPLY TO YOU IF YOU OWN YOUR HOME

(1) You may be evicted only for one or more of the following reasons:

- (A) nonpayment of rent or other proper charge;
- (B) a substantial violation of a law concerning the health and safety of other residents or the physical condition of the park;
- (C) a substantial violation of the Rental Agreement or rules and regulations of the park;
- (D) failure to agree to a rent increase at the end of your lease; or
- (E) a change in the use of the land on which your home is located.

(2) In connection with reasons (1) (B), (C) and (D) above, you must be given written notice of the violation and 21 days in which to correct it.

(3) You must be given 60 days written notice, called a Notice to Quit, before your Rental Agreement may be terminated, except only 30 days written notice need be given if the reason for termination is nonpayment of rent or other proper charge.

(4) If you are being evicted for nonpayment of rent or other proper charge, you may stop the eviction if you pay the arrearage within the 30 day notice period. However, you may only use this procedure once in any 12 month period.

(b) THE FOLLOWING RIGHTS APPLY TO YOU IF YOU RENT YOUR HOME FROM THE PARK OWNER

(1) You may be evicted for any of the following reasons:

- (A) the term of the Rental Agreement has ended;
- (B) the Rental Agreement has ended because of a specific agreement that it would end if a certain event happened;
- (C) nonpayment of rent;
- (D) your failure to keep the home in good condition;
- (E) occupying the home without a right to occupy or after such right has ended;
- (F) your conviction for violating a law affecting the health, safety and welfare of other residents;
- (G) the continued violation of a rule of the park; or
- (H) a change in the use of the land on which your home is located.

(2) You must be given 60 days written notice, called a Notice to Quit, before your Rental Agreement may be terminated.

7. FOR RESIDENTS WHO OWN THE MOBILE MANUFACTURED HOME—YOUR RIGHTS AND OBLIGATIONS IF YOU SELL YOUR HOME

(a) You may sell your home on its present lot if:

- (1) your home is safe, sanitary and meets all the aesthetic standards of the park; and
 - (2) the purchaser meets the entry requirements of the park. These requirements are limited by law.
- (b) The Park Owner carries the burden of proving that your home is unsafe, unsanitary or fails to meet aesthetic standards.

(c) Before you sell your home on its present lot, you must ask for the Park Owner's approval of your home's condition for resale. If the Park Owner disapproves your home for resale, and if you disagree with this decision, you may ask the Department of Consumer Protection for a ruling on the condition of your home.

(d) If the Rental Agreement requires any conditions to be complied with by you or the Park Owner at the time you sell your home, including aesthetic standards for resale, those conditions are attached to this disclosure statement.

8. Your Rights Regarding Changes in the Park Rules.

(a) The Park Owner may make a change to the park rules only if:

(1) the purpose of the rule is to:

(A) promote the convenience, safety or welfare of park residents;

(B) prevent abuse of the Park Owner's property; or

(C) distribute park services and facilities to park residents in a fair manner;

(2) the rule is reasonably related to its purpose;

(3) the rule applies to all residents in a fair manner except reasonable exemptions may be made;

(4) the rule clearly informs you what you must do or cannot do; and

(5) you receive written notice.

(b) If a rule change substantially modifies your Rental Agreement, this rule will not apply to you unless you consent in writing to the change or sign a new Rental Agreement which contains the rule change.

9. Protection of Your Rights

The Rental Agreement that you sign cannot take away any of the rights or protections given to you by the mobile manufactured home laws.

10. Written Rental Agreement.

Neither you nor the Park Owner may rent a mobile manufactured home or lot until a written rental agreement has been signed by you and the Park Owner. You should not purchase a mobile manufactured home without first contacting the Park Owner.

11. Department of Consumer Protection

The Department of Consumer Protection enforces the laws concerning mobile manufactured home parks. If you have any questions concerning these laws, write to: Department of Consumer Protection, State Office Building, 165 Capitol Avenue, Hartford, Connecticut 06106.

[Note: The following disclosure (12. **Termination of the Park**) must be included in the disclosure statement only if the Park Owner is planning to terminate the operation of the park during the term of the Rental Agreement.]

12. Termination of the Park.

The Park Owner plans to terminate the operation of this park during the term of this Rental Agreement.

I/We acknowledge receipt of a copy of the above disclosure statement.

Date

(Effective March 20, 1986)

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Mobile Home Parks

Sec. 21-82-1.

Repealed, March 20, 1986.

Sec. 21-82-1a. Definitions

The definitions provided by Section 21-64 of the General Statutes are hereby incorporated as the definitions applicable to these regulations.

(Effective March 20, 1986)

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.

(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)

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Mobile Manufactured Home Parks

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Mobile Manufactured Home Parks

Sec. 21-84-1. Definitions

The definitions provided by Section 21-64 of the General Statutes are hereby incorporated as the definitions applicable to these regulations.

(Effective March 20, 1986)

Sec. 21-84-2. Model rental agreements

(a) The following model rental agreements may be used by mobile manufactured home park owners. If a model rental agreement is used, the park owner shall complete all blank spaces before it is signed by the resident. The park owner and resident may add additional provisions to the rental agreement, provided such provisions are not contrary to statute or regulation.

(b) The following model rental agreement may be used for residents who own the mobile manufactured home and rent the lot:

RENTAL AGREEMENT

1. Parties

This Rental Agreement, dated, _____ 19____, is made between, _____ hereinafter called the Park Owner, and _____, hereinafter called Resident or you.

2. Lot you are renting

In consideration of the promises made herein by you, the Park Owner hereby rents to you lot or space number: _____, lot dimension: _____, square footage: _____.

3. Term of rental agreement; rent and other charges

A. You shall have the right to occupy the above lot or space for the term of (the term shall not be less than one year unless you request a lesser term in writing), commencing on, _____ 19____, and ending on _____, 19____.

You promise to pay a total rent of _____ dollars (\$ _____), payable in _____ installments of _____ dollars (\$ _____), due on the _____ day of each _____, commencing on _____, 19____.

B. Except for the above rental payments, the Park Owner shall not collect any service charge, space or lot rent, or any other charge unless itemized in a billing to you and unless itemized below:

4. Renewals

All renewals of the Rental Agreement shall be in writing.

5. Responsibilities of the Parties

A. PARK OWNER'S RESPONSIBILITIES

At all times during the tenancy the Park Owner shall:

- (1) Maintain the premises and regrade them when necessary to prevent the accumulation of stagnant water and to prevent the detrimental effects of moving water;
- (2) Maintain the ground at such a level that the mobile manufactured home will not tilt from its original position;
- (3) Keep each mobile manufactured home space or lot marked in such a way that each resident will be certain of his area of responsibility;
- (4) Keep any exterior area of the park not the responsibility of each resident free from any species of weed or plant growth which are noxious or detrimental to the health of the residents;
- (5) 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 park not the responsibility of the residents or in the area for which you are responsible, including the mobile manufactured home, if such infestation is not your fault and particularly if such infestation existed prior to your occupancy;

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

(7) Maintain all water and sewage lines and connections in good working order, and in the event of any emergency, make necessary arrangements for the provision of such service on a temporary basis;

(8) Respect your privacy and agree to enter the mobile manufactured home only with your permission;

(9) Allow you freedom of choice in the purchase of all services pursuant to Connecticut General Statutes, Section 21-78;

(10) Allow you to terminate the Rental Agreement whenever a change in the location of your employment requires a change in the location of your residence if you give thirty days notice; provided, if you are a member of the armed forces of the United States you may terminate your Rental Agreement with less than thirty days notice if you receive reassignment orders which do not allow such prior notification; and

(11) Maintain any road within the park in good condition, provide adequate space for parking of two cars for each lot 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, and be responsible for damage to any vehicle which is the direct result of any unrepaired or poorly maintained access road within the park.

B. YOUR RESPONSIBILITIES

At all times during the tenancy you shall:

(1) Keep your home and area of responsibility as marked by the Park Owner in a clean and sanitary condition, free of garbage and rubbish;

(2) Keep the supplied basic facilities in a clean and sanitary condition and exercise reasonable care in their proper use and operation;

(3) Dispose of any rubbish, garbage and other waste material in a clean and sanitary manner;

(4) Observe all reasonable rules of the Park Owner concerning the use, occupation and maintenance of the premises, provided such reasonable rules are brought to your attention at the time you sign the Rental Agreement.

6. Guest Parking Rules

The Park Owner's rules for guest parking are as follows:

7. Eviction

A. GROUNDS FOR EVICTION

You may be evicted only for one or more of the following reasons:

(1) Nonpayment of rent, utility charges or reasonable incidental service charges;

(2) Material noncompliance by you with any statute or regulation materially affecting the health and safety of other residents or materially affecting the physical condition of the park;

(3) Material noncompliance by you with the Rental Agreement or with rules or regulations adopted under Connecticut General Statutes, Section 21-70;

(4) Failure by you to agree to a proposed rent increase, provided the Park Owner has complied with all provisions of Connecticut General Statutes, Section 21-80 (b) (5); or

(5) A change in the use of the land on which your mobile manufactured home is located, provided you and all the affected residents receive written notice at least three hundred sixty-five days before the time specified in the notice for you to quit possession of the occupancy of the lot.

B. PROCEDURES FOR EVICTION

The Park Owner must follow the procedures required by Chapters 412 and 832 of the Connecticut General Statutes before evicting you. These laws give you various protections, including the right to receive notice of an eviction action, the right to present a defense and the right to prevent or delay the eviction under some circumstances.

8. Rights and responsibilities of parties if you desire to sell your mobile manufactured home.

You have the right to sell your home on-site pursuant to Section 21-79 of the General Statutes. Section 21-79 provides for the following:

A. The Park Owner may not require you to remove your home from the park at the time you sell it if the home is safe, sanitary and in conformance with aesthetic standards.

B. Your home will be presumed to be safe and sanitary if it was constructed in accordance with any nationally recognized building or construction code or standard. However, failure to meet any such

standard shall not be used as a reason for withholding approval of an on-site sale unless such failure renders the home unsafe or unsanitary.

C. The Park Owner shall bear the burden of showing that your mobile manufactured home is unsafe, unsanitary, or fails to meet the aesthetic standards of the park. No aesthetic standards concerning those physical characteristics such as size, original color or original building materials, which cannot be changed without undue financial hardship to you, shall be applied against your home.

D. The purchaser of your home may become a park resident if the purchaser meets the park entry requirements and the Park Owner approves such entry. The Park Owner may only withhold approval for good cause as defined in Connecticut General Statutes, Section 21-79 (d). The Park Owner must give, in writing, notice of the disapproval of a purchaser within ten days after receipt of a completed application. If no such notice is given, approval is deemed to be given.

E. If you wish to sell your home, you must request a written statement of the Park Owner's intentions regarding the condition of your home. Within twenty days after receipt of such a request, the Park Owner shall approve the home's condition for resale or deliver a written statement to you specifying the reasons why the home is not safe, sanitary, or in conformance with aesthetic standards. Failure of the Park Owner to respond within twenty days shall be deemed to be an approval of the home's condition for resale. If you dispute the Park Owner's response, you may seek a declaratory ruling from the Connecticut Department of Consumer Protection. You may attempt to correct defects identified by the Park Owner and may again request the Park Owner's approval of the home's condition for resale. If you again dispute the Park Owner's response, you may once again seek a declaratory ruling from the Connecticut Department of Consumer Protection. The Park Owner's statement of approval shall remain in force for not more than six months. The Park Owner may not exact a commission or fee with respect to the price realized unless he has acted as agent for you in a sale pursuant to a written contract, or charge a rent for the mobile manufactured home space or lot upon which the purchased mobile manufactured home is located greater than the prevailing rent for any other space or lot located in the park.

[Additional Provisions]

IN WITNESS THEREOF, the parties have executed this Agreement on _____, 19 _____.

WITNESSES

PARK OWNER

BY _____
RESIDENT(S): _____

(c) The following model rental agreement may be used for residents who rent both the mobile manufactured home and the lot:

RENTAL AGREEMENT

1. Parties

This Rental Agreement, dated, _____, 19 _____, is made between _____, hereinafter called the Park Owner, and _____, hereinafter called Resident or you.

2. Mobile Manufactured Home and Lot

In consideration of the promises made herein by you, the Park Owner hereby rents to you the following mobile manufactured home: _____, and lot or space number: _____, lot dimension: _____, square footage: _____.

3. Term of Rental Agreement; Rent and Other Charges

A. You shall have the right to occupy the above home and lot for the term of _____ (the term shall not be less than one year unless you request a lesser term in writing), commencing on _____, 19 _____, and ending on _____, 19 _____.

You promise to pay a total rent of dollars (\$), payable in installments of dollars (\$), due on the day of each , commencing on , 19 .

B. Except for the above rental payments, the Park Owner shall not collect any service charge, space or lot rent, or any other charge unless itemized in a billing to you and unless itemized below:

4. Renewals

All renewals of the Rental Agreement shall be in writing.

5. Responsibilities of the Parties

A. PARK OWNER'S RESPONSIBILITIES

At all times during the tenancy the Park Owner shall:

- (1) Maintain the premises and regrade them when necessary to prevent the accumulation of stagnant water and to prevent the detrimental effects of moving water;
(2) Maintain the ground at such a level that the mobile manufactured home will not tilt from its original position;
(3) Keep each mobile manufactured home space or lot marked in such a way that each resident will be certain of his area of responsibility;
(4) Keep any exterior area of the park not the responsibility of each resident free from any species of weed or plant growth which are noxious or detrimental to the health of the residents;
(5) 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 park not the responsibility of the residents or in the area for which you are responsible, including the mobile manufactured home, if such infestation is not your fault and particularly if such infestation existed prior to your occupancy;
(6) Maintain the home rented to you in a condition which is structurally sound and capable of withstanding adverse effects of weather conditions;
(7) Maintain all electrical, plumbing, gas, or other utilities provided by him in good working condition except during any emergency after which any repair shall be completed within seventy-two hours unless good cause is shown as to why such repair has not been completed;
(8) Maintain all water and sewage lines and connections in good working order, and in the event of any emergency, make necessary arrangements for the provision of such service on a temporary basis;
(9) Respect your privacy and agree to enter your home only after notice to you;
(10) Allow you freedom of choice in the purchase of all services pursuant to Connecticut General Statutes, Section 21-78;
(11) Allow you to terminate the Rental Agreement whenever a change in the location of your employment requires a change in the location of your residence if you give thirty days notice; provided, if you are a member of the armed forces of the United States you may terminate your Rental Agreement with less than thirty days notice if you receive reassignment orders which do not allow such prior notification; and
(12) Maintain any road within the park in good condition, provide adequate space for parking of two cars for each lot 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, and be responsible for damage to any vehe which is the direct result of any unrepaired or poorly maintained access road within the park.

B. YOUR RESPONSIBILITIES

At all times during the tenancy you shall:

- (1) Keep your home and area of responsibility as marked by the Park Owner in a clean and sanitary condition, free of garbage and rubbish;
(2) Keep the supplied basic facilities, including any plumbing fixture, cooking and refrigeration equipment and electrical fixtures in the rented mobile manufactured home, in a clean and sanitary condition and exercise reasonable care in their proper use and operation;
(3) Dispose of any rubbish, garbage and other waste material in a clean and sanitary manner;
(4) Observe all reasonable rules of the Park Owner concerning the use, occupation and maintenance of the premises, provided such reasonable rules are brought to your attention at the time you sign the Rental Agreement.

6. **Guest Parking Rules**

The Park Owner's rules for guest parking are as follows:

7. **Eviction**

A. **GROUND'S FOR EVICTION**

You may be evicted only for one or more of the following reasons:

- (1) Termination of the Rental Agreement by lapse of time;
- (2) Termination of the Rental Agreement by reason of an express stipulation in the Rental Agreement;
- (3) Failure to pay rent within nine days after the rent is due;
- (4) A violation of Connecticut General Statutes, Section 47a-11, which describes your responsibilities regarding your use of the premises;

(5) Occupation of the mobile manufactured home with no right or privilege to occupy such home or with a right or privilege to occupy which has terminated;

(6) A conviction under federal or state law or local ordinance which the court finds to be detrimental to the health, safety and welfare of other residents in the park but no notice to quit possession shall be required;

(7) The continued violation of any reasonable rule established by the Park Owner, provided a copy of such rule has been delivered by the Park Owner to you prior to entering into the Rental Agreement and a copy of such rule has been posted in a conspicuous place in the park and, provided further, you receive written notice of the specific rules being violated at least thirty days before the time specified in the notice for you to quit possession of the mobile manufactured home.

(8) A chance in use of land on which your mobile manufactured home is located, provided all the residents affected are given written notice at least three hundred sixty-five days before the time specified in the notice for the residents to quit possession of the mobile manufactured home or occupancy of the lot.

B. **PROCEDURES FOR EVICTION**

The Park Owner must follow the procedures required by Chapters 412 and 832 of the Connecticut General Statutes before evicting you. These laws give you various protections, including the right to receive notice of an eviction action, the right to present a defense and the right to prevent or delay the eviction under some circumstances.

[Additional Provisions]

IN WITNESS THEREOF, the parties have executed this Agreement on
, 19 .

WITNESSES

PARK OWNER

BY _____

RESIDENT(S):

(Effective March 20, 1986)

TABLE OF CONTENTS

Licensing of Check Cashing Services

Repealed 21-118-1—21-118-4

Licensing of Check Cashing Services

Secs. 21-118-1—21-118-4.

Repealed, March 19, 1992.