

Relocation Benefits

- ◆ Tenants with adjusted gross household incomes of less than \$21,000 per year for unmarried persons, or less than \$25,000 per year for married persons, may be entitled to relocation benefits of \$1,000 or a payment amount equivalent to 2 months' rent, whichever is greater.
- ◆ The Notice of Conversion should contain the name, address and telephone number of the person to contact for information about relocation benefits.
- ◆ Any relocation benefits must be paid within 10 days after the tenant vacates the unit.
- ◆ Tenants who vacate their rental unit after receiving a Notice to Quit Possession of the Premises for reasons other than those considered as "just cause" and whose rental unit subsequently is converted to a condominium within the following 9 months, may still be eligible for relocation benefits.

Tenants' Cause of Action

- ◆ The State of Connecticut Department of Economic and Community Development (DECD) may receive complaints of any possible violations of these and other statutes or regulations as they apply to condominium conversion. The DECD Commissioner shall investigate any complaint and may refer a probable cause finding to the State's Attorney General. Any tenant who claims to be aggrieved by any violations of applicable statutes or regulations may bring action in the Superior court for the judicial district in which the tenant resides.

Housing Education Resource Center
901 Wethersfield Avenue
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HOUSING EDUCATION RESOURCE CENTER
901 WETHERSFIELD AVENUE, HARTFORD, CT 06114

CONDOMINIUM CONVERSION: TENANTS' RIGHTS AND PROTECTIONS

H. E. R. C.

*"Answers to your housing questions,
solutions to your housing problems."*

**Housing Counseling Line:
860-296-4372**



Condominium Conversion

Condominium conversion is an involved and sometimes complicated process. This pamphlet serves to outline the general rights and protections of tenants residing in rental units undergoing such a conversion.

The Common Interest Ownership Act (CGS Chap. 828, Part V) is the law that addresses certain legal rights and protections of tenants living in rental units that are converting into condominiums.

Conversion tenants should understand the process and how it affects them. Tenants with detailed questions or issues should seek appropriate legal advice. The following provides general information for tenants whose apartments are or will be undergoing condominium conversion.

A Developer Must Give Tenants a Written Notice of Conversion

- ◆ The Notice of Conversion must be hand-delivered to a tenant or sent by Certified mail.
- ◆ The Notice of Conversion must inform the tenant of his/her legal rights during the following “transition period”.
- ◆ The “transition period” begins on the date the apartment is converted and ends either 270 days (9 months) after the tenant receives the Notice of Conversion or when the tenant’s lease expires, whichever timeframe is longer.
- ◆ The Notice should include a copy of the “Public Offering Statement” from the developer. This document provides details about the conversion project and information pertaining to the purchase of individual units.

Tenants’ Right to Purchase

- ◆ For the first 90 days after receiving the conversion notice, the tenant has the exclusive right to purchase his/her dwelling unit.
- ◆ The Notice of Conversion and Public Offering Statement should contain information about purchasing individual units and any state financial assistance that is available to tenants to do so.

Rent Increases

- ◆ During the transition period, a tenant’s rent may not be increased for any reason.
- ◆ After the transition period expires, a tenant must be given 60 days notice of any rent increase. Such an increase must be fair and equitable. A tenant may protest an increase by filing a complaint with the Local Fair Rent Commission if one exists, or by filing suit in the State Superior Court Housing Session.

Terminating a Tenancy

- ◆ If the term of a tenant’s lease extends beyond the granted 270 day period after conversion, the tenant may stay until the lease expires (whichever timeframe is longer is considered to be the “transition period”).
- ◆ A tenant may terminate his/her lease during this period by giving the landlord 30 days notice.
- ◆ During the transition period after the conversion notice has been delivered, a tenant can only be forced to vacate his/ her dwelling for certain “just cause” reasons through the legal eviction procedure.
- ◆ The “just cause” protections also apply to all elderly and disabled tenants residing in a condominium, or other common interest community, only if their landlord owns 5 or more units within the same building or complex.
- ◆ After the transition period expires, tenants (except those under the special protections) may be requested to vacate their units or be evicted for any reasons permitted by law.
- ◆ If a landlord harasses a tenant, or attempts to force him/her to move, the tenant may file a complaint with the State Superior Court Housing Session.
- ◆ If a tenant is being evicted for other than just cause prior to conversion, s/he may show evidence of the landlord’s intent to convert the apartments to condominiums in order to stop the eviction.

“Just cause” reasons are:

- 1) Nonpayment of rent
- 2) Nuisance; material noncompliance with tenant responsibilities under state law
- 3) Material noncompliance with the rental agreement; illegal activity
- 4) Material noncompliance with the landlord’s rules and regulations

The following two “just cause” reasons for eviction take effect after the transition period expires:

- 5) Permanent removal of the dwelling from the housing market
- 6) Refusal to agree to a fair and equitable rent increase

◆ There are special protections for elderly, blind and disabled conversion tenants who live in a complex of 5 or more units. Such tenants cannot be evicted at any time, even after the transition period has expired, except for any of the “just cause” reasons previously listed.

◆ The “just cause” protections also apply to all elderly and disabled tenants residing in a condominium, or other common interest community, only if their landlord owns 5 or more units within the same building or complex.

◆ After the transition period expires, tenants (except those under the special protections) may be requested to vacate their units or be evicted for any reasons permitted by law.

◆ If a landlord harasses a tenant, or attempts to force him/her to move, the tenant may file a complaint with the State Superior Court Housing Session.

◆ If a tenant is being evicted for other than just cause prior to conversion, s/he may show evidence of the landlord’s intent to convert the apartments to condominiums in order to stop the eviction.