



WFG Underwriting Bulletin



To: All Connecticut Policy Issuing Agents of WFG National Title Insurance Company

From: WFG Underwriting Department

Date: January 29, 2024

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Subject: OP-236-HP – Mobile Home Park Tax Return

Public Act No. 23-125 became effective October 1, 2023. This law provides a right of first refusal to mobile home park residents in the event the owner accepts an offer to sell the park.

The law requires the owner of the park to provide park residents notice containing the price, terms and conditions of the offer and must be provided at least 60 prior to the contemplated sale, if the sale is to occur before October 1, 2025. After October 1, 2025, the notice must be sent at least 45 days prior to the anticipated sale. There are also provisions allowing an owners' association to request financing assistance from the Department of Housing and the Connecticut Housing Finance Authority.

The law was enacted in response to mobile home parks being purchased by large investment firms, who then increased rent. In some cases, the rent increase was more than double the increase in prior years.

If the park is conveyed to the residents, and certain conditions are met, the seller is not liable for payment of any state or municipal conveyance tax. The buyer is responsible for payment of the municipal conveyance tax and half of the state conveyance tax. The remainder of the tax is forgiven. The new OP-236-HP form should be utilized for these transactions, in lieu of the standard OP-236. The form is available here: [OP-236-HP](#).

The statute can be reviewed here: [Public Act 23-125](#).

Please reach out to your local Connecticut underwriter if you are asked to insure the sale of a mobile home park, as additional underwriting requirements may be necessary to ensure record notice of compliance with this new law.

NOTE: The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.

The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.