



Connecticut Now Requiring Condo Property Managers To Pass Competency Tests

October 2, 2013 Atty George Coppolo

Connecticut state laws, for the first time, requires Connecticut condo property managers to take educational courses and pass examinations to allow them to continue working as a property manager.

Property managers for Condominium Associations and other types of Common Interest Communities were already required to register with the state Department of Consumer Protection.

A recently enacted law (PA 12-113) imposes new requirements on those who have already registered as community association managers and those who wish to register. The purpose of this act is to try to ensure that managers are sufficiently knowledgeable to provide good service to associations and unit owners.

The Act requires that any person issued an initial certificate of registration on or after October 1, 2012, must within a year following the date the registration was issued successfully complete a nationally recognized course on community association management and pass the National Board of Certification for Community Association Managers' Certified Manager of Community Associations examination, or a similar examination as may be prescribed by the DCP commissioner by regulation.

The Act requires that anyone holding a certificate of registration issued before October 1, 2012, to successfully complete, on or before October 1, 2014, a nationally recognized course on community association management.

Those who have held the certificate for fewer than 10 years must also, by October 1, 2014, pass the National Board of Certification for Community Association Managers' Certified Manager of Community Associations examination, or a similar examination as may be prescribed by the regulations adopted by the DCP commissioner.

The Act requires DCP, with the Real Estate Commission's advice and assistance, to adopt regulations, concerning any examination required for certification and the approval of schools, institutions or organizations offering courses in current practices and laws concerning community association management and the content of such courses.

The new act has some teeth. It authorizes the Real Estate Commission to revoke, suspend or refuse to issue or renew any certificate of registration as a community association manager or place a registrant on probation or issue a letter of reprimand for failing to comply with these educational requirements.