Dear CEOs and Town Clerks:

Pursuant to Public Act 21-173, the Office of Policy and Management is providing under Section 1(f) the Unlawful Restrictive Covenant Form. We are also providing an Affidavit as an additional tool shall a landowner wish to use this under the provisions of Section 1(c) to file a form or affidavit.

Please note the Town Clerk responsibilities and refer to the attached Act:

(c) The town clerk shall record such affidavit or form, and, to the extent practicable, notate the indices to the land records accordingly to reflect the invalidity of the unlawful restrictive covenant. No town clerk may assess any recording fee for the filing of such affidavit or form.

(f) Not later than December 1, 2021, the Office of Policy and Management shall develop a standardized form for the purposes of subsection (c) of this section. The town clerk in each municipality shall (1) make such form available on the Internet web site of the municipality and in the area of the town clerk’s office where land records are kept, and (2) post a notice informing the public of the provisions of this section in the area of the town clerk’s office where land records are kept.

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IDENTIFICATION
AND RENUNCIATION OF A VOID
AND UNLAWFUL RESTRICTIVE COVENANT FORM

Connecticut Public Act 2021, No. 21-173 (the “Act”) defines an Unlawful Restrictive Covenant as “a covenant or other provision in an instrument affecting the title to real property that purports to restrict ownership or occupancy of such real property on the basis of race.”

The Act declares Unlawful Restrictive Covenants to be VOID.

Subsection (c) of the Act authorizes property owners to file a form to identify those VOID, Unlawful Restrictive Covenants. This Form is being filed to carry out the provisions of subsection (c) of the Act.

I (or We) __________________________________________
am (or are) at this time the owner(s) of record of the property in the Town/City of ________________________________, described in Attachment A.

An Unlawful Restrictive Covenant that relates to my (our) property is recorded at Volume ______, Page _______ of the __________________________ (Town/City) land records. It is VOID, and I/we renounce it.

______________________________________________  Date
Signature of Property Owner

______________________________________________  Date
Signature of Property Owner
STANDARD FORM AFFIDAVIT
TO IDENTIFY
A VOID RACIALLY RESTRICTIVE COVENANT

State of Connecticut  )
                     ) ss: ____________________________
County of ____________ ) Town ____________________________ Date ___________

I, ______________________, (the “Affiant”) being duly sworn, depose and say:

Name of Property owner or co-owner

1. The undersigned is of full legal age and under no legal disability.

2. This Affidavit is made with respect to real property known as and situated at

__________________________

(Street Address of Property)

which is more particularly described in Schedule A attached hereto and made a part hereof
(the “Property”).

3. As of this date, Affiant is the record owner or co-owner of the Property.

4. This Affidavit is the form referred to in Connecticut Public Acts 2021, No. 21-173, Section 1,
   and it is made to carry out the provisions of that Section.

5. This Affidavit is made on the basis of facts that are personally known to Affiant.

6. An Unlawful Restrictive Covenant (as defined in Connecticut Public Acts 2021, No. 21-173)
   pertaining to the Property is contained in a document recorded at Volume _____, Page _____
   of the ___________________ Land Records, to the extent that it restricts the ownership or
   occupancy of the Property on the basis of race.

7. Connecticut Public Acts 2021, No. 21-173 provides that Unlawful Restrictive Covenants shall
   be VOID.

8. I renounce the Unlawful Restrictive Covenant mentioned above.

__________________________
Signature of Affiant

Subscribed and sworn to before me this _____ day of __________, _____ by

__________________________

Notary Public - My commission expires __________
Commissioner of Superior Court