

**TO:** All CHFA Single Family Servicers  
**FROM:** Liisa Koeper, Assistant Director, Finance  
**SUBJECT:** Lien Releases

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**Servicing Bulletin 2024-03**

December 2, 2024

This Bulletin serves as a reminder to all servicers to process lien releases for paid-in-full loans according to applicable Connecticut law. In particular, it has been brought to our attention that some servicers are missing the requirements mandated by Public Act 23-45 for providing the release of mortgage. This is the current law as of the date of this bulletin and may be subject to change.

In part, Public Act 23-45 says:

“... Sec. 2. Subsection (a) of section 49-8 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2023):

(a) (1) The mortgagee or a person authorized by law to release the mortgage shall execute and deliver, or cause to be delivered, to the town clerk of the town in which the real estate is situated or, if so requested in writing by the mortgagor or a designated representative of the mortgagor, to the mortgagor or the designated representative of the mortgagor, a release to the extent of the satisfaction tendered before or against receipt of the release: [(1)] (A) Upon the satisfaction of the mortgage; [(2)] (B) upon a bona fide offer to satisfy the mortgage in accordance with the terms of the mortgage deed upon the execution of a release; [(3)] (C) when the parties in interest have agreed in writing to a partial release of the mortgage where that part of the property securing the partially satisfied mortgage is sufficiently definite and certain; or [(4)] (D) when the mortgagor has made a bona fide offer in accordance with the terms of the mortgage deed for such partial satisfaction on the execution of such partial release.

(2) If a release is not delivered to the mortgagor or a designated representative of the mortgagor in accordance with subdivision (1) of this subsection, the mortgagee or a person authorized by law to release the mortgage shall deliver a copy of such release to the mortgagor concurrently with the delivery of such release to the town clerk.

Any questions regarding this Bulletin should be directed to Liisa Koeper at [liisa.koeper@chfa.org](mailto:liisa.koeper@chfa.org) or (860) 571-4226