



Connecticut Judicial Branch

Short Calendar Order for Property and Foreclosure Matters

Unless otherwise ordered by the court, the following orders apply.

Motions that are arguable (ARG) that were marked "Ready" by you, or another party, will be scheduled for either an in person or a remote hearing at a later date. You will receive a separate notice with hearing information including the date, time, and type of hearing (in person or remote).

You will also receive a separate notice with hearing information, including date, time, and type of hearing (in person or remote), for applications for exemption, motions for modification of execution, motions for examination of judgment debtor, motions for approval of report of an attorney trial referee or fact-finder, or an objection to one of these motions, even if the motion or objection has not been marked Ready.

A party can request that the Court decide a motion listed as arguable (ARG) by reviewing the papers by marking the motion "TAKE PAPERS." It is in the Court's discretion to decide the matter by reviewing the papers or to require argument. If the Court requires argument on the motion, the clerk will schedule a hearing at a later date and notify the parties of the hearing date.

Any motion that is listed as non-arguable (N/A) can be marked as follows:

1. Except as listed in 2 below, if a party wants to ask the Court to review and decide the motion on the papers, mark the motion "Take Papers."
2. The Court requires argument on all motions to open, even if they are listed as N/A on the calendar. You must mark it "Ready."
3. If a party is asking the Court to hear argument on any other non-arguable motion, mark the motion "Take Papers" and file a Request for Argument (JD-CV-128). No argument will take place on the day of the short calendar. If the court allows, or requires argument on the motion, the clerk will schedule a hearing at a later date and notify the parties of the hearing date.

All documents necessary to obtain Judgment of Foreclosure as set forth in the Uniform Procedures for Foreclosure Judgment Presentation Instructions (JD-CV-78) except original notes, mortgage deeds, and assignment of mortgages, must be e-filed individually, using the appropriate title of the document. The original note, mortgage deed, and assignment of

mortgage must be uploaded individually as an electronic exhibit using the appropriate title of the document. Electronic Exhibits uploaded in order to obtain Judgment of Foreclosure will be sealed by the clerk at the time of the hearing. All documents must be e-filed, and all electronic exhibits must be uploaded, by the close of the short calendar marking period the week prior to the Short Calendar. For further information regarding Electronic Exhibits see:

https://jud.ct.gov/external/super/E-Services/efile/electronic_exhibts_atty_srp_gc.pdf.

Attorneys exempt from e-filing and self-represented parties are not required to e-file or upload exhibits electronically.

An Affidavit of Appraisal should be submitted in lieu of testimony except where fair market value is contested. In the case of deficiency judgments, the appraiser shall testify if the appraisal is lower than the fair market value found at the date of judgment or if the fair market value is contested.

Opposing parties contesting value must file a Notice of Intent to Argue at least 3 days prior to the hearing.

After a Foreclosure by Sale, the Motion for Supplemental Judgment is to be filed with a copy of the proposed judgment. If supplemental judgment disbursement is held by the clerk, the debt should be calculated to date of disbursement. Unless otherwise ordered by the court, no hearing will be scheduled for a Motion for Supplemental Judgment.

The Plaintiff shall file an appropriate affidavit indicating compliance with C.G.S. § 8-265dd (the Emergency Mortgage Assistance Payment Program).

Defaults for Failure to Appear, except as provided in P.B. § 17-23 through 17-30, and Defaults for Failure to Plead, will be acted on by the clerk. Defaults for Failure to Disclose a Defense may not be filed until 10 days after the filing of the demand for defense, per P.B. § 13-19.

Defaults will not be granted at the time of judgment unless such motions have been timely filed pursuant to P.B. § 17-20 (Failure to Appear) and P.B. § 17-32 (Failure to Plead), allowing for the seven-day notice period prior to action by the clerk.

Hon. Barbara N. Bellis
Chief Administrative Judge, Civil Division
Revised 4/2024