



General Assembly

February Session, 2024

Raised Bill No. 5156

LCO No. 218



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT REQUIRING NOTICES OF RENT INCREASES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (a) of section 47a-4 of the 2024 supplement to
2 the general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2024, and applicable to rental agreements entered*
4 *into on or after October 1, 2024*):

5 (a) A rental agreement shall not provide that the tenant: (1) Agrees to
6 waive or forfeit rights or remedies under this chapter and sections 47a-
7 21, 47a-23 to 47a-23b, inclusive, as amended by this act, 47a-26 to 47a-
8 26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46,
9 or under any section of the general statutes or any municipal ordinance
10 unless such section or ordinance expressly states that such rights may
11 be waived; (2) authorizes the landlord to confess judgment on a claim
12 arising out of the rental agreement; (3) agrees to the exculpation or
13 limitation of any liability of the landlord arising under law or to
14 indemnify the landlord for that liability or the costs connected
15 therewith; (4) agrees to waive his right to the interest on the security
16 deposit pursuant to section 47a-21; (5) agrees to permit the landlord to

17 dispossess him without resort to court order; (6) consents to the distraint
18 of his property for rent; (7) agrees to pay the landlord's attorney's fees
19 in excess of fifteen per cent of any judgment against the tenant in any
20 action in which money damages are awarded; (8) agrees to pay a late
21 charge prior to the expiration of the grace period set forth in section 47a-
22 15a or to pay rent in a reduced amount if such rent is paid prior to the
23 expiration of such grace period; (9) agrees to pay a late charge on rent
24 payments made subsequent to such grace period in an amount
25 exceeding the amounts set forth in section 47a-15a; [or] (10) agrees to
26 pay a heat or utilities surcharge if heat or utilities is included in the
27 rental agreement; or (11) agrees to pay any increase in rent unless such
28 tenant is given not less than sixty days' written notice of such increase.

29 Sec. 2. Subsection (a) of section 47a-23 of the general statutes is
30 repealed and the following is substituted in lieu thereof (*Effective October*
31 *1, 2024*):

32 (a) When the owner or lessor, or the owner's or lessor's legal
33 representative, or the owner's or lessor's attorney-at-law, or in-fact,
34 desires to obtain possession or occupancy of any land or building, any
35 apartment in any building, any dwelling unit, any trailer, or any land
36 upon which a trailer is used or stands, and (1) when a rental agreement
37 or lease of such property, whether in writing or by parol, terminates for
38 any of the following reasons: (A) By lapse of time, including upon a
39 tenant's refusal to accept an increase in rent in connection with a
40 renewed or extended rental agreement, provided such tenant has
41 received not less than sixty days' written notice of such proposed
42 increase in rent; (B) by reason of any expressed stipulation therein; (C)
43 violation of the rental agreement or lease or of any rules or regulations
44 adopted in accordance with section 47a-9 or 21-70; (D) nonpayment of
45 rent within the grace period provided for residential property in section
46 47a-15a or 21-83; (E) nonpayment of rent when due for commercial
47 property; (F) violation of section 47a-11 or subsection (b) of section
48 21-82; (G) nuisance, as defined in section 47a-32, or serious nuisance, as
49 defined in section 47a-15 or 21-80; [or] (2) when such premises, or any
50 part thereof, is occupied by one who never had a right or privilege to

51 occupy such premises; [or] (3) when one originally had the right or
 52 privilege to occupy such premises but such right or privilege has
 53 terminated; [or] (4) when an action of summary process or other action
 54 to dispossess a tenant is authorized under subsection (b) of section
 55 47a-23c for any of the following reasons: (A) Refusal to agree to a fair
 56 and equitable rent increase, as defined in subsection (c) of section
 57 47a-23c, (B) permanent removal by the landlord of the dwelling unit of
 58 such tenant from the housing market, or (C) bona fide intention by the
 59 landlord to use such dwelling unit as such landlord's principal
 60 residence; or (5) when a farm employee, as described in section 47a-30,
 61 or a domestic servant, caretaker, manager or other employee, as
 62 described in subsection (b) of section 47a-36, occupies such premises
 63 furnished by the employer and fails to vacate such premises after
 64 employment is terminated by such employee or the employer or after
 65 such employee fails to report for employment, such owner or lessor, or
 66 such owner's or lessor's legal representative, or such owner's or lessor's
 67 attorney-at-law, or in-fact, shall give notice to each lessee or occupant to
 68 quit possession or occupancy of such land, building, apartment or
 69 dwelling unit, at least three days before the termination of the rental
 70 agreement or lease, if any, or before the time specified in the notice for
 71 the lessee or occupant to quit possession or occupancy.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024, and applicable to rental agreements entered into on or after October 1, 2024</i>	47a-4(a)
Sec. 2	<i>October 1, 2024</i>	47a-23(a)

Statement of Purpose:

To prohibit (1) any rental agreement from providing a tenant with less than sixty days' notice of any increase in rent, and (2) a landlord from issuing a notice to quit based on a tenant's refusal to accept an increase in rent unless such tenant has been provided not less than sixty days' notice of such increase in rent.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]