



General Assembly

January Session, 2025

Raised Bill No. 6889

LCO No. 4278



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING EVICTIONS FOR CAUSE.

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

1 Section 1. Section 47a-23c of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 (a) (1) Except as provided in subdivision (2) of this subsection, this
4 section applies to any tenant who resides in a building or complex
5 consisting of five or more separate dwelling units or who resides in a
6 mobile manufactured home park and who: [is either: (A) Sixty-two] (A)
7 Is sixty-two years of age or older, or whose spouse, sibling, parent or
8 grandparent is sixty-two years of age or older and permanently resides
9 with that tenant, [or] (B) is a person with a physical or mental disability,
10 as defined in subdivision (12) of section 46a-64b, or whose spouse,
11 sibling, child, parent or grandparent is a person with a physical or
12 mental disability who permanently resides with that tenant, but only if
13 such disability can be expected to result in death or to last for a
14 continuous period of at least twelve months, or (C) has resided in such
15 building, complex or mobile manufactured home park for not less than
16 twelve months.

17 (2) With respect to tenants in common interest communities, this
18 section applies only to (A) a conversion tenant, as defined in subsection
19 (3) of section 47-283, who (i) is described in subdivision (1) of this
20 subsection, or (ii) is not described in subdivision (1) of this subsection
21 but, during a transition period, as defined in subsection (4) of section 47-
22 283, is residing in a conversion condominium created after May 6, 1980,
23 or in any other conversion common interest community created after
24 December 31, 1982, or (iii) is not described in subdivision (1) of this
25 subsection but is otherwise protected as a conversion tenant by public
26 act 80-370, and (B) a tenant who is not a conversion tenant but who is
27 described in subdivision (1) of this subsection if [his] such tenant's
28 landlord owns five or more dwelling units in the common interest
29 community in which the dwelling unit is located.

30 (3) As used in this section, "tenant" includes each resident of a mobile
31 manufactured home park, as defined in section 21-64, including a
32 resident who owns [his own home] the home in which such resident
33 resides, "landlord" includes a "licensee" and an "owner" of a mobile
34 manufactured home park, as defined in section 21-64, "complex" means
35 two or more buildings on the same or contiguous parcels of real
36 property under the same ownership, and "mobile manufactured home
37 park" means a parcel of real property, or contiguous parcels of real
38 property under the same ownership, upon which five or more mobile
39 manufactured homes occupied for residential purposes are located.

40 (b) (1) No landlord may bring an action of summary process or other
41 action to dispossess a tenant described in subsection (a) of this section
42 except for one or more of the following reasons: (A) Nonpayment of
43 rent; (B) refusal to agree to a fair and equitable rent increase, as [defined]
44 described in subsection (c) of this section; (C) material noncompliance
45 with section 47a-11 or subsection (b) of section 21-82, which materially
46 affects the health and safety of the other tenants or which materially
47 affects the physical condition of the premises; (D) voiding of the rental
48 agreement pursuant to section 47a-31, or material noncompliance with
49 the rental agreement; (E) material noncompliance with the rules and

50 regulations of the landlord adopted in accordance with section 47a-9 or
51 21-70; (F) permanent removal by the landlord of the dwelling unit of
52 such tenant from the housing market; or (G) bona fide intention by the
53 landlord to use such dwelling unit as [his] such landlord's principal
54 residence or, if the tenant is not sixty-two years of age or older or a
55 person with a physical or mental disability, as the principal residence
56 for such landlord's child, grandchild, parent or grandparent, provided
57 in either case that (i) the landlord is a natural person, (ii) the landlord
58 gave such tenant at least ninety days' advanced written notice, (iii) there
59 is no other unit in the building or complex or mobile manufactured
60 home park reasonably available to the landlord or such landlord's
61 relative at that time or within a reasonable period of time, and (iv) the
62 landlord has a bona fide belief that such use for principal residency will
63 continue for not less than six months.

64 (2) The ground stated in subparagraph (G) of subdivision (1) of this
65 subsection is not available to the owner of a dwelling unit in a common
66 interest community occupied by a conversion tenant.

67 (3) A tenant may not be dispossessed for a reason described in
68 subparagraph (B), (F) or (G) of subdivision (1) of this subsection during
69 the term of any existing rental agreement.

70 (c) (1) The rent of a tenant protected by this section may be increased
71 only to the extent that such increase is fair and equitable, based on the
72 criteria set forth in section 7-148c.

73 (2) Any such tenant aggrieved by a rent increase or proposed rent
74 increase may file a complaint with the fair rent commission, if any, for
75 the town, city or borough where [his] such tenant's dwelling unit or
76 mobile manufactured home park lot is located; or, if no such fair rent
77 commission exists, may bring an action in the Superior Court to contest
78 the increase. In any such court proceeding, the court shall determine
79 whether the rent increase is fair and equitable, based on the criteria set
80 forth in section 7-148c.

81 (d) A landlord, to determine whether a tenant is a protected tenant,
82 as described in subparagraph (A) or (B) of subdivision (1) of subsection
83 (a) of this section, when such protected status is not readily apparent to
84 a landlord, may request proof of such protected status. On such request,
85 any tenant claiming protection shall provide proof of the protected
86 status within thirty days. [The] ~~If such protected status is based on the~~
87 physical or mental disability of the tenant or the spouse, sibling, child,
88 parent or grandparent who resides with such tenant, such proof [shall]
89 may include evidence of receipt of Social Security disability benefits or
90 supplemental security income, a statement of a [physician or an
91 advanced practice registered nurse in the case of alleged blindness or
92 other physical disability] ~~medical professional, social services agency,~~
93 counselor, case manager or peer support group concerning such
94 disability, or a statement from another reliable third party who is in a
95 position to know about such person's disability. Evidence of receipt of
96 Social Security disability benefits or supplemental security income shall
97 constitute proof of protected status.

98 (e) (1) On and after January 1, 2024, whenever a dwelling unit located
99 in a building or complex consisting of five or more separate dwelling
100 units or in a mobile manufactured home park is rented to, or a rental
101 agreement is entered into or renewed with, a tenant, the landlord of
102 such dwelling unit or such landlord's agent shall provide such tenant
103 with written notice of the provisions of subsections (b) and (c) of this
104 section in a form as described in subdivision (2) of this subsection and
105 on and after January 1, 2026, the landlord or agent shall provide the
106 revised notice created under said subdivision.

107 (2) Not later than December 1, 2023, the Commissioner of Housing
108 shall create a notice to be used by landlords, pursuant to subdivision (1)
109 of this subsection, to inform tenants of the rights provided to protected
110 tenants under subsections (b) and (c) of this section. Such notice shall be
111 a one-page, plain-language summary of such rights and shall be
112 available in both English and Spanish. Not later than December 1, 2023,
113 such notice shall be posted on the Department of Housing's Internet web

114 site. Not later than December 1, 2025, the Commissioner of Housing
115 shall revise such notice in accordance with the provisions of this section
116 and shall post such revised notice on the Department of Housing's
117 Internet web site.

118 (3) Not later than December 1, 2028, the commissioner shall (A)
119 translate the notice required under subdivision (2) of this subsection
120 into the five most commonly spoken languages in the state, as
121 determined by the commissioner, and (B) post such translations on the
122 Department of Housing's Internet web site not later than December 1,
123 2028.

124 Sec. 2. Subsection (i) of section 47-88b of the general statutes is
125 repealed and the following is substituted in lieu thereof (*Effective July 1,*
126 *2025*):

127 (i) After the conversion of a dwelling unit in a building to
128 condominium ownership, the declarant or unit owner, for the purpose
129 of determining if a lessee's eviction is prohibited under subsection (b) of
130 section 47a-23c, as amended by this act, may ask any lessee to provide
131 proof of the age, blindness or physical disability of such lessee or any
132 person residing with him, or of the familial relationship existing
133 between such lessee and any person residing with him. The lessee shall
134 provide such proof, within thirty days, including, in the case of alleged
135 physical disability, evidence of receipt of Social Security disability
136 benefits or supplemental security income, a statement of a [physician, a
137 physician assistant or an advanced practice registered nurse or, in the
138 case of alleged blindness, a statement of a physician, an advanced
139 practice registered nurse or an optometrist, within thirty days] medical
140 professional, social services agency, counselor, case manager or peer
141 support group concerning such disability, or a statement from another
142 reliable third party who is in a position to know about such person's
143 disability. Evidence of receipt of Social Security disability benefits or
144 supplemental security income shall constitute proof of protected status.

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|---|---------------------|-----------|
| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | <i>July 1, 2025</i> | 47a-23c |
| Sec. 2 | <i>July 1, 2025</i> | 47-88b(i) |

Statement of Purpose:

To require cause for the eviction of certain tenants and residents of mobile manufactured home parks.

[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.]