



General Assembly

**Substitute Bill No. 209**

February Session, 2024



**AN ACT CONCERNING NONRESIDENT LANDLORD REGISTRATION  
AND INCREASING PENALTIES FOR REPEAT BUILDING AND FIRE  
CODE VIOLATIONS.**

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

1 Section 1. Section 47a-6a of the 2024 supplement to the general  
2 statutes is repealed and the following is substituted in lieu thereof  
3 (*Effective October 1, 2024*):

4 (a) As used in this section: [,]

5 (1) ["address"] "Address" means a location as described by the full  
6 street number, if any, the street name, the city or town, and the state,  
7 and not a mailing address such as a post office box; [,]

8 (2) ["dwelling unit"] "Dwelling unit" means any house or building, or  
9 portion thereof, which is rented, leased or hired out to be occupied, or  
10 is arranged or designed to be occupied, or is occupied, as the home or  
11 residence of one or more persons, living independently of each other,  
12 and doing their cooking upon the premises, and having a common right  
13 in the halls, stairways or yards; [,]

14 (3) ["agent in charge"] "Agent in charge" or "agent" means [one] an  
15 individual who manages real [estate] property, including, but not  
16 limited to, the collection of rents and supervision and maintenance of  
17 such property, including for the purposes of compliance with state and

18 local codes;

19 (4) ["controlling participant"] "Controlling participant" means an  
20 individual [that] who exercises day-to-day financial or operational  
21 control; [, and]

22 (5) ["project-based housing provider"] "Project-based housing  
23 provider" means a property owner who contracts with the United States  
24 Department of Housing and Urban Development to provide housing to  
25 tenants under the federal Housing Choice Voucher Program, 42 USC  
26 1437f(o);

27 (6) "Identifying information" means proof of an individual's name,  
28 date of birth, current residential address, motor vehicle operator's  
29 license number or other identification number issued by any  
30 government agency or entity;

31 (7) "Nonresident owner" means an individual who does not reside at  
32 rental real property who is (A) an owner, as defined in section 47a-1, of  
33 such real property, or (B) the controlling participant of the entity that  
34 owns such real property; and

35 (8) "Population" means the number of persons according to the most  
36 recent federal decennial census.

37 (b) Any municipality may, and any municipality with a population  
38 of twenty-five thousand or more shall, require the nonresident owner or  
39 project-based housing provider of occupied or vacant rental real  
40 property to report to the tax assessor, or other municipal [office] officer  
41 designated by the municipality, the current residential address of the  
42 nonresident owner or project-based housing provider of such property,  
43 if the nonresident owner or project-based housing provider is an  
44 individual, or the current residential address of the agent in charge of  
45 the building, if the nonresident owner or project-based housing  
46 provider is a corporation, partnership, trust or other legally recognized  
47 entity owning rental real property in the state. If the nonresident owners  
48 or project-based housing providers are a corporation, partnership, trust

49 or other legally recognized entity owning rental real property in the  
50 state, such report shall also include identifying information and the  
51 current residential address of each controlling participant associated  
52 with the property. If such residential address changes, notice of the new  
53 residential address shall be provided by such nonresident owner,  
54 project-based housing provider or agent in charge of the building to the  
55 office of the tax assessor or other designated municipal office not more  
56 than twenty-one days after the date that the address change occurred. If  
57 the nonresident owner, project-based housing provider or agent fails to  
58 file an address under this section, the address to which the municipality  
59 mails property tax bills for the rental real property shall be deemed to  
60 be the nonresident owner, project-based housing provider or agent's  
61 current address. Such address may be used for compliance with the  
62 provisions of subsection [(c)] (d) of this section.

63 (c) In addition to the residential address required pursuant to  
64 subsection (b) of this section, any municipality with a population of  
65 twenty-five thousand or more shall require the nonresident owner,  
66 project-based housing provider or agent in charge, as applicable, to  
67 report to the tax assessor, or other municipal officer designated by the  
68 municipality, accurate identifying information concerning such  
69 nonresident owner, project-based housing provider or agent in charge.

70 [(c)] (d) Service of state or municipal orders relating to maintenance  
71 of such rental real property or compliance with state law and local codes  
72 concerning such real property directed to the nonresident owner,  
73 project-based housing provider or agent at the address on file, or  
74 deemed to be on file in accordance with the provisions of this section,  
75 shall be sufficient proof of service of notice of such orders in any  
76 subsequent criminal or civil action against the owner, project-based  
77 housing provider or agent for failure to comply with the orders. The  
78 provisions of this section shall not be construed to limit the validity of  
79 any other means of giving notice of such orders that may be used by the  
80 state or such municipality.

81 [(d)] (e) Any person who violates any provision of this section shall

82 have committed [an infraction] a violation.

83 [(e)] (f) Any report provided to a tax assessor pursuant to subsection  
84 (b) or (c) of this section [on or after October 1, 2023,] shall be confidential  
85 and shall not be disclosed under chapter 14.

86 Sec. 2. Subsection (a) of section 47a-7 of the general statutes is  
87 repealed and the following is substituted in lieu thereof (*Effective October*  
88 *1, 2024*):

89 (a) A landlord shall: (1) Comply with the requirements of chapter  
90 3680 and all applicable building and housing codes materially affecting  
91 health and safety of both the state or any political subdivision thereof;  
92 (2) make all repairs and do whatever is necessary to put and keep the  
93 premises in a fit and habitable condition, except where the premises are  
94 intentionally rendered unfit or uninhabitable by the tenant, a member  
95 of [his] such tenant's family or other person on the premises with [his]  
96 such tenant's consent, in which case such duty shall be the responsibility  
97 of [the] such tenant; (3) keep all common areas of the premises in a clean  
98 and safe condition; (4) maintain in good and safe working order and  
99 condition all electrical, plumbing, sanitary, heating, ventilating and  
100 other facilities and appliances and elevators, supplied or required to be  
101 supplied by him; (5) provide and maintain appropriate receptacles for  
102 the removal of ashes, garbage, rubbish and other waste incidental to the  
103 occupancy of the dwelling unit and arrange for their removal; [and] (6)  
104 supply running water and reasonable amounts of hot water at all times  
105 and reasonable heat [except if] unless (A) the building which includes  
106 the dwelling unit is not required by law to be equipped for that purpose,  
107 or [if] (B) the dwelling unit is so constructed that heat or hot water is  
108 generated by an installation within the exclusive control of the tenant or  
109 supplied by a direct public utility connection; and (7) comply with the  
110 requirements of section 47a-6a, as amended by this act.

111 Sec. 3. Section 29-254a of the general statutes is repealed and the  
112 following is substituted in lieu thereof (*Effective October 1, 2024*):

113 Any person who violates any provision of the State Building Code

114 shall, for a first offense, be fined not less than two hundred dollars or  
115 more than one thousand dollars or imprisoned not more than six  
116 months, or both, and, for any subsequent offense, be fined not less than  
117 five hundred dollars or more than two thousand dollars or be  
118 imprisoned not more than one year, or both.

119 Sec. 4. Section 29-291c of the general statutes is repealed and the  
120 following is substituted in lieu thereof (*Effective October 1, 2024*):

121 (a) When the State Fire Marshal or a local fire marshal ascertains that  
122 there exists in any building, or upon any premises, a condition that  
123 violates the State Fire Prevention Code or Fire Safety Code, the State Fire  
124 Marshal or local fire marshal shall order such condition remedied by the  
125 owner or occupant of such building or premises. Any such remedy shall  
126 [be in conformance] conform with all building codes, ordinances, rules  
127 and regulations of the municipality [involved] in which such building  
128 or premises is located. Such owner or occupant shall be subject to the  
129 penalties prescribed by subsection (e) of this section and, in addition,  
130 may be fined fifty dollars [a] per day for each [day's continuance of each  
131 violation] day each such violation continues, to be recovered in a proper  
132 action in the name of the state.

133 (b) Upon failure of an owner or occupant to abate or remedy a  
134 violation pursuant to subsection (a) of this section within a reasonable  
135 period of time specified by the State Fire Marshal or the local fire  
136 marshal, the local fire marshal shall promptly notify, in writing, the  
137 prosecuting attorney having jurisdiction in the municipality in which  
138 such violation or condition exists of all of the relevant facts. The local  
139 fire marshal may request the chief executive officer of the municipality,  
140 any official of the municipality authorized to institute actions on behalf  
141 of the municipality in which the [hazard] violation or condition exists or  
142 the State Fire Marshal, to apply to any court of equitable jurisdiction for  
143 an injunction against such owner or occupant for the purpose of closing  
144 or restricting from public service or use the place or premises containing  
145 the violation or condition until the violation or condition has been  
146 remedied, or the State Fire Marshal may apply for such an injunction

147 without such request.

148 (c) The State Fire Marshal or any local fire marshal empowered to  
149 enforce the State Fire Prevention Code or Fire Safety Code may, as an  
150 alternative to issuing an order pursuant to subsection (a) of this section,  
151 give the owner or occupant a written citation for any violation of the  
152 applicable code. No such citation may be issued if the owner or  
153 occupant has been previously issued a citation for the same violation by  
154 the State Fire Marshal or the local fire marshal within six months prior  
155 to the current violation. Such citation shall contain the name and  
156 address, if known, of the owner or occupant, the specific offense  
157 charged and the time and place of the violation. The citation shall be  
158 signed by the State Fire Marshal or local fire marshal and shall be signed  
159 by the owner or occupant in acknowledgment that such citation has  
160 been received. The State Fire Marshal or local fire marshal shall, if  
161 practicable, deliver a copy of the citation to the owner or occupant at the  
162 time and place of the violation or shall use some other reasonable means  
163 of notification. Any person who is issued a citation for violation of any  
164 provision of the State Fire Prevention Code or Fire Safety Code in  
165 accordance with this subsection shall be fined not more than two  
166 hundred fifty dollars.

167 (d) If a local fire marshal issues a citation pursuant to subsection (c)  
168 of this section, the state shall remit to the municipalities in which the  
169 violations occurred ninety per cent of the proceeds of the fine and shall  
170 remit to the State Treasurer the remaining ten per cent. If the State Fire  
171 Marshal issues a citation pursuant to said subsection, the state shall  
172 remit to the State Treasurer the entire proceeds of the fine. Each clerk of  
173 the Superior Court or the Chief Court Administrator, on or before the  
174 thirtieth day of January, April, July and October in each year, shall  
175 certify to the Comptroller the amount due for the previous quarter  
176 under this subsection to each municipality served by the office of the  
177 clerk or official.

178 (e) In addition to the fine prescribed in subsection (a) of this section,  
179 any person who violates any provision of the State Fire Prevention Code

180 or Fire Safety Code shall, for a first offense, be fined not less than two  
181 hundred dollars or more than one thousand dollars or be imprisoned  
182 not more than six months, or both, and, for any subsequent offense, be  
183 fined not less than five hundred dollars or more than one thousand  
184 dollars or be imprisoned not more than one year, or both.

185 Sec. 5. Section 29-394 of the general statutes is repealed and the  
186 following is substituted in lieu thereof (*Effective October 1, 2024*):

187 Any person who, by himself or his agent, fails to comply with the  
188 written order of a building inspector for the provision of additional exit  
189 facilities in a building, the repair or alteration of a building or the  
190 removal of a building or any portion thereof, shall, for a first offense, be  
191 fined not less than two hundred dollars nor more than one thousand  
192 dollars or imprisoned not more than six months, or both, and, for any  
193 subsequent offense, be fined not less than five hundred dollars or more  
194 than two thousand dollars or be imprisoned not more than one year, or  
195 both.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2024	47a-6a
Sec. 2	October 1, 2024	47a-7(a)
Sec. 3	October 1, 2024	29-254a
Sec. 4	October 1, 2024	29-291c
Sec. 5	October 1, 2024	29-394

**Statement of Legislative Commissioners:**

In Section 1(b) and (c), "not less than twenty-five thousand" was changed to "twenty-five thousand or more" for consistency with standard drafting conventions; in Section 1(c), ", as applicable," was added for clarity; in Section 2(a), "his" was changed to "such tenant's", "except if" was changed to "unless" and subparagraph designators were added for clarity; in Section 4(a), "be in conformance" was changed to "conform" for conciseness, "involved" was changed to "in which such building or premises is located" for clarity, and the provision concerning the fine was rewritten for clarity; and in Section 4(b), "of the

