



General Assembly

February Session, 2020

**Raised Bill No. 263**

LCO No. 1978



Referred to Committee on PUBLIC SAFETY AND SECURITY

Introduced by:  
(PS)

**AN ACT ALLOWING AN EMERGENCY CONTACT ACCESS TO A DWELLING UNIT WITHOUT THE TENANT'S CONSENT UNDER CERTAIN CIRCUMSTANCES.**

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

1 Section 1. Section 47a-16 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective July 1, 2020*):

3 (a) A tenant shall not unreasonably withhold consent to the landlord  
4 to enter into the dwelling unit in order to inspect the premises, make  
5 necessary or agreed to repairs, alterations or improvements, supply  
6 necessary or agreed to services or exhibit the dwelling unit to  
7 prospective or actual purchasers, mortgagees, tenants, workmen or  
8 contractors.

9 (b) A landlord may enter the dwelling unit without consent of the  
10 tenant in case of emergency.

11 (c) A landlord shall not abuse the right of entry or use such right of  
12 entry to harass the tenant. The landlord shall give the tenant reasonable  
13 written or oral notice of his intent to enter and may enter only at

14 reasonable times, except in case of emergency.

15 (d) (1) A landlord may not enter the dwelling unit without the  
16 consent of the tenant except [(1)] (A) in case of emergency, [(2)] (B) as  
17 permitted by section 47a-16a, [(3)] (C) pursuant to a court order, [or (4)]  
18 (D) if the tenant has abandoned or surrendered the premises, or (E) as  
19 permitted by subdivision (2) of this subsection.

20 (2) A landlord shall provide a person designated as an emergency  
21 contact by a tenant with access to the tenant's dwelling unit for the  
22 purpose of checking the well-being of the tenant if the landlord is  
23 unable, after making reasonable efforts, to contact the tenant and obtain  
24 consent to enter the unit.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2020	47a-16

**Statement of Purpose:**

To allow a person designated as an emergency contact of a tenant of a dwelling unit to access the unit under certain circumstances.

*[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.]*