



**AN ACT CONCERNING ADDITIONAL HOUSING PROTECTIONS FOR  
A VICTIM OF FAMILY VIOLENCE OR SEXUAL ASSAULT.**

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

1 Section 1. (NEW) (*Effective October 1, 2019*) (a) Upon the request of a  
2 tenant, a landlord shall change the locks to a tenant's dwelling unit  
3 when: (1) The tenant is named as a protected person in (A) a protective  
4 or restraining order issued by a court of this state, including, but not  
5 limited to, an order issued pursuant to sections 46b-15, 46b-16a, 46b-  
6 38c, 53a-40e and 54-1k of the general statutes, that is in effect at the  
7 time the tenant makes such request of the landlord, or (B) a foreign  
8 order of protection that has been registered in this state pursuant to  
9 section 46b-15a of the general statutes, that is in effect at the time the  
10 tenant makes such request of the landlord; and (2) the tenant provides  
11 a copy of such protective order, restraining order or foreign order of  
12 protection to the landlord. A landlord who is required to change a  
13 tenant's locks under this subsection shall do so, or in the alternative  
14 permit the tenant to do so, not later than two business days after the  
15 date that the tenant makes such request.

16 (b) If a landlord fails to change the locks, or fails to permit a tenant  
17 to change the locks within the timeframe prescribed under subsection  
18 (a) of this section, the tenant may proceed to change the locks without  
19 the landlord's permission. If a tenant changes the locks without the  
20 landlord's permission, the tenant shall ensure that the locks are

21 changed in a workmanlike manner, utilizing locks of similar or  
22 improved quality as compared to the original locks. The landlord may  
23 replace a lock installed by or at the behest of a tenant if the locks  
24 installed were not of equal or improved quality or were not installed  
25 properly. If a tenant changes the locks to his or her dwelling unit  
26 under this subsection, the tenant shall provide a key to the new locks  
27 to the landlord not later than two business days after the date on  
28 which the locks were changed, except when good cause prevents the  
29 tenant from providing a key to the landlord within the prescribed time  
30 period.

31 (c) When a landlord changes the locks to a dwelling unit under  
32 subsection (a) or (b) of this section, the landlord (1) shall, at or prior to  
33 the time of changing such locks, provide a key to the new locks to the  
34 tenant, and (2) may charge a fee to the tenant not exceeding the actual  
35 reasonable cost of changing the locks. A tenant's inability to pay the  
36 cost for replacing the locks shall not be the basis for a summary  
37 process action under chapter 832 of the general statutes, but such costs  
38 may be recouped by suit against the tenant or as a deduction from the  
39 security deposit when the tenant vacates the dwelling unit.

40 (d) If a tenant residing in the dwelling unit is named as the  
41 respondent in an order described in subsection (a) of this section and  
42 under such order is required to stay away from the dwelling unit, the  
43 landlord shall not provide a key to such tenant for the new locks.  
44 Absent a court order permitting a tenant who is the respondent in such  
45 order to return to the dwelling unit to retrieve his or her possessions  
46 and personal effects, the landlord has no duty under the rental  
47 agreement or by law to allow such tenant access to the dwelling unit  
48 once the landlord has been provided with a court order requiring such  
49 tenant to stay away from the dwelling unit, and the landlord shall not  
50 permit such tenant to access the dwelling unit. Any tenant excluded  
51 from the dwelling unit under this section remains liable under the  
52 rental agreement with any other tenant of the dwelling unit for rent or  
53 damages to the dwelling unit.

54 (e) A landlord may not require a tenant who is named as a protected  
55 person under an order described in subsection (a) of this section to pay  
56 additional rent or an additional deposit or fee because of the exclusion  
57 of the tenant who is named as the respondent in such order.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2019	New section

**Statement of Legislative Commissioners:**

In Section 1(b), the phrase "permit a tenant to the change of the locks" was changed to "permit a tenant to change the locks" for accuracy; and in Section 1(d) "personal belongings" was changed to "his or her possessions and personal effects" for consistency with other provisions of the general statutes.

**JUD**      *Joint Favorable Subst. -LCO*