



General Assembly

January Session, 2021

**Committee Bill No. 355**

LCO No. 2724



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING A LANDLORD'S ABILITY TO CONSIDER THE  
CRIMINAL RECORD OF PROSPECTIVE TENANTS.***

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

1 Section 1. (NEW) (*Effective October 1, 2021*) (a) As used in this section,  
2 "landlord" and "tenant" have the same meanings as provided in section  
3 47a-1 of the general statutes. Not later than January 1, 2022, the  
4 Commissioner of Housing shall adopt regulations in accordance with  
5 the provisions of chapter 54 of the general statutes, concerning a limited  
6 time period, immediately preceding a rental application, for which a  
7 landlord or agent of such landlord may consider the criminal record of  
8 a prospective tenant to evaluate the rental application of such  
9 prospective tenant. Such limited time period shall be not more than  
10 seven years for consideration of a felony committed by a prospective  
11 tenant and not more than three years for consideration of a  
12 misdemeanor committed by a prospective tenant.

13 (b) Any landlord or agent of such landlord who rents to a tenant in  
14 accordance with the regulations adopted under subsection (a) of this  
15 section shall be immune from any civil liability for any damage or injury  
16 arising from any subsequent criminal act of such tenant, unless such

17 landlord or agent of such landlord was a conspirator, accomplice or  
18 otherwise complicit in such criminal act.

19 Sec. 2. Section 8-45a of the general statutes is repealed and the  
20 following is substituted in lieu thereof (*Effective January 1, 2022*):

21 A housing authority, as defined in subsection (b) of section 8-39, in  
22 determining eligibility for the rental of public housing units may  
23 establish criteria and consider relevant information concerning (1) an  
24 applicant's or any proposed occupant's history of criminal activity,  
25 during the time period established under section 1 of this act and in  
26 accordance with the regulations adopted under section 1 of this act,  
27 involving: (A) Crimes of physical violence to persons or property, (B)  
28 crimes involving the illegal manufacture, sale, distribution or use of, or  
29 possession with intent to manufacture, sell, use or distribute, a  
30 controlled substance, as defined in section 21a-240, or (C) other criminal  
31 acts which would adversely affect the health, safety or welfare of other  
32 tenants, (2) an applicant's or any proposed occupant's abuse, or pattern  
33 of abuse, of alcohol when the housing authority has reasonable cause to  
34 believe that such applicant's or proposed occupant's abuse, or pattern of  
35 abuse, of alcohol may interfere with the health, safety or right to  
36 peaceful enjoyment of the premises by other residents, and (3) an  
37 applicant or any proposed occupant who is subject to a lifetime  
38 registration requirement under section 54-252 on account of being  
39 convicted or found not guilty by reason of mental disease or defect of a  
40 sexually violent offense. In evaluating any such information, the  
41 housing authority shall give consideration to the time, nature and extent  
42 of the applicant's or proposed occupant's conduct and to factors which  
43 might indicate a reasonable probability of favorable future conduct such  
44 as evidence of rehabilitation and evidence of the willingness of the  
45 applicant, the applicant's family or the proposed occupant to participate  
46 in social service or other appropriate counseling programs and the  
47 availability of such programs.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2021</i>	New section
Sec. 2	<i>January 1, 2022</i>	8-45a

**Statement of Purpose:**

To require the Commissioner of Housing to adopt regulations concerning a limited time period for which a landlord may consider the criminal record of a prospective tenant.

*[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.]*

Co-Sponsors: SEN. LOONEY, 11th Dist.

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