



General Assembly

Amendment

January Session, 2021

LCO No. 10069



Offered by:
REP. FISHBEIN, 90th Dist.

To: Subst. Senate Bill No. 1091 File No. 617 Cal. No. 515

(As Amended by Senate Amendment Schedule "A")

"AN ACT CONCERNING THE DEFINITION OF DOMESTIC VIOLENCE, REVISING STATUTES CONCERNING DOMESTIC VIOLENCE, CHILD CUSTODY, FAMILY RELATIONS MATTER FILINGS AND BIGOTRY OR BIAS CRIMES AND CREATING A PROGRAM TO PROVIDE LEGAL COUNSEL TO INDIGENTS IN RESTRAINING ORDER CASES."

1 Strike subsection (a) of section 20 in its entirety and substitute the
2 following in lieu thereof:

3 "(a) Upon the request of a tenant, a landlord shall change the locks or
4 permit the tenant to change the locks to a tenant's dwelling unit when:
5 (1) The tenant is named as a protected person in (A) a protective or
6 restraining order issued by a court of this state, including, but not
7 limited to, an order issued pursuant to sections 46b-15, 46b-16a, 46b-38c,
8 53a-40e and 54-1k of the general statutes, as amended by this act, that is
9 in effect at the time the tenant makes such request of the landlord, or (B)
10 a foreign order of protection that has been registered in this state
11 pursuant to section 46b-15a of the general statutes, as amended by this

12 act, that is in effect at the time the tenant makes such request of the
13 landlord; (2) the protective order, restraining order or foreign order of
14 protection requires the respondent or defendant to (A) stay away from
15 the home of the tenant, or (B) stay a minimum distance away from the
16 tenant; and (3) the tenant provides a copy of such protective order,
17 restraining order or foreign order of protection to the landlord. A
18 landlord who is required to change a tenant's locks or permit the tenant
19 to change a tenant's locks under this subsection shall, not later than ten
20 hours after receipt of the request, inform the tenant whether the
21 landlord will change the locks or permit the tenant to change the locks.
22 If the landlord agrees to change the locks, the landlord shall do so not
23 later than twenty-four hours after the date that the tenant makes such
24 request."

25 Strike subsection (c) of section 20 in its entirety and substitute the
26 following in lieu thereof:

27 "(c) When a landlord changes the locks to a dwelling unit under
28 subsection (a) or (b) of this section: (1) If the landlord uses a professional
29 contractor or locksmith to change such locks, the tenant shall be
30 responsible for payment to such contractor or locksmith, (2) the landlord
31 shall, at or prior to the time of changing such locks, provide a key to the
32 new locks to the tenant, and (3) the landlord may charge a fee to the
33 tenant not exceeding the actual reasonable cost of changing the locks,
34 unless the tenant has paid such cost pursuant to subdivision (1) of this
35 subsection. If the tenant fails to pay the fee under subdivision (3) of this
36 subsection, such cost may be recouped by suit against the tenant or as a
37 deduction from the security deposit when the tenant vacates the
38 dwelling unit, but shall not be the basis for a summary process action
39 under chapter 832 of the general statutes. For purposes of this
40 subsection, "actual reasonable cost" means the cost of the lock
41 mechanism."