



General Assembly

**Amendment**

January Session, 2021

LCO No. 10405



Offered by:  
SEN. FORMICA, 20<sup>th</sup> Dist.

To: Subst. House Bill No. **6433**

File No. 624

Cal. No. 365

**"AN ACT CONCERNING WALK-THROUGHS OF RENTAL PROPERTY PRIOR TO OCCUPANCY AND LATE RENTAL PAYMENTS."**

1 After the last section, add the following and renumber sections and  
2 internal references accordingly:

3 "Sec. 501. (*Effective October 1, 2021*) (a) As used in this section, (1)  
4 "landlord", "tenant" and "rental agreement" have the same meanings as  
5 provided in section 47a-1 of the general statutes; (2) "COVID-19" means  
6 the respiratory disease designated by the World Health Organization on  
7 February 11, 2020, as coronavirus 2019, and any related mutation thereof  
8 recognized by said organization as a communicable respiratory disease;  
9 and (3) "eviction moratorium" means the moratorium on evictions  
10 required by any executive order issued by Governor Ned Lamont  
11 pursuant to a declaration of a civil preparedness and public health  
12 emergency due to COVID-19 pursuant to sections 28-9 and 19a-131a of  
13 the general statutes.

14 (b) In any case where a landlord (1) has suffered a financial hardship  
 15 due to a tenant's failure to pay rent and the landlord's inability to evict  
 16 such tenant pursuant to the eviction moratorium, and (2) has not  
 17 received, and is not eligible to receive, reimbursement from a federal  
 18 program for such lost rent, the landlord may apply to the Department  
 19 of Housing for reimbursement of the amount of such lost rent. Such  
 20 application shall include (A) evidence to demonstrate a material breach  
 21 of the rental agreement sufficient to justify an action under section 47a-  
 22 23 of the general statutes, (B) evidence of the amount of rent owed to the  
 23 landlord, and (C) a sworn declaration by the landlord that the landlord  
 24 has not received, and is not eligible to receive, reimbursement under a  
 25 federal program.

26 (c) The Department of Housing shall assess each application to  
 27 determine whether sufficient evidence would exist for the landlord to  
 28 pursue an eviction action against the tenant under section 47a-23 of the  
 29 general statutes, were it not for the eviction moratorium. If the  
 30 Department of Housing determines such evidence exists, the  
 31 Department of Housing shall pay to the landlord the prorated amount  
 32 of lost rent, calculated from the date of the material breach until the date  
 33 of expiration of the eviction moratorium.

34 (d) A landlord may appeal any denial of the landlord's application  
 35 for reimbursement under this section in accordance with chapter 54 of  
 36 the general statutes."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	October 1, 2021	New section