

# OFFICE OF FISCAL ANALYSIS

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<http://www.cga.ct.gov/ofa>

HB-6666

AN ACT EXPANDING RENTERS' RIGHTS.

## ***OFA Fiscal Note***

***State Impact:*** None

***Municipal Impact:***

<b>Municipalities</b>	<b>Effect</b>	<b>FY 24 \$</b>	<b>FY 25 \$</b>
Various Municipalities	Revenue Gain	Potential	Potential

## ***Explanation***

The bill results in a potential revenue gain to municipalities beginning in FY 24 due to an increased maximum amount for civil penalties related to violation of municipal ordinances and an expanded provision of housing discrimination, for which violation can result in a fine.

**Section 1** changes the amount of security deposit a landlord can demand from two to one month's rent. This has no fiscal impact because (1) the state is not a direct residential landlord; and (2) it is anticipated that any savings the Department of Housing may experience in its security deposit guarantee program would be used to benefit additional tenants.

**Section 2** increases the maximum amount municipalities may impose as civil penalties to \$1,000 for violation of municipal ordinances. This results in a potential revenue gain to municipalities beginning in FY 24. The amount of potential revenue gain is dependent on the number and amount of civil penalties imposed.

**Section 3** eliminates a provision that exempted certain rentals from housing discrimination due to a person's sexual orientation or civil union status. Violation of this provision results in a class D misdemeanor which is punishable by up to 30 days in prison, a fine up to \$250, or both. This results in a potential revenue gain to municipalities beginning in FY 24 to the extent there are more fines collected.

***The Out Years***

The annualized ongoing fiscal impact identified above would continue into the future subject to the number and amount of civil penalties and fines imposed.