



General Assembly

January Session, 2023

Governor's Bill No. 6666

LCO No. 3917



Referred to Committee on HOUSING

Introduced by:

Request of the Governor
Pursuant to Joint Rule 9

AN ACT EXPANDING RENTERS' RIGHTS.

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

1 Section 1. Subsection (b) of section 47a-21 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2023*):

4 (b) (1) [In the case of a tenant under sixty-two years of age, a] A
5 landlord shall not demand a security deposit in an amount that
6 exceeds [two months'] one month's rent.

7 (2) [In the case of a tenant sixty-two years of age or older, a landlord
8 shall not demand a security deposit in an amount that exceeds one
9 month's rent.] Any landlord who has received a security deposit in an
10 amount that exceeds one month's rent prior to October 1, 2023, from a
11 tenant who becomes sixty-two years of age after paying such security
12 deposit, shall return the portion of such security deposit that exceeds
13 one month's rent to the tenant upon the tenant's request. Any landlord
14 who has received a security deposit in an amount that exceeds one
15 month's rent from a tenant prior to October 1, 2023, other than a tenant

16 who becomes sixty-two years of age after paying such security deposit,
17 may, subject to the provisions of this section, retain such deposit until
18 the time the tenancy is terminated.

19 Sec. 2. Subparagraph (A) of subdivision (7) of subsection (c) of
20 section 7-148 of the general statutes is repealed and the following is
21 substituted in lieu thereof (*Effective October 1, 2023*):

22 (7) (A) (i) Make rules relating to the maintenance of safe and
23 sanitary housing and prescribe civil penalties for the violation of such
24 rules not to exceed one thousand dollars per violation;

25 (ii) Regulate the mode of using any buildings when such regulations
26 seem expedient for the purpose of promoting the safety, health, morals
27 and general welfare of the inhabitants of the municipality;

28 (iii) Regulate and prohibit the moving of buildings upon or through
29 the streets or other public places of the municipality, and cause the
30 removal and demolition of unsafe buildings and structures;

31 (iv) Regulate and provide for the licensing of parked trailers when
32 located off the public highways, and trailer parks or mobile
33 manufactured home parks, except as otherwise provided by special act
34 and except where there exists a local zoning commission so
35 empowered;

36 (v) Establish lines beyond which no buildings, steps, stoop, veranda,
37 billboard, advertising sign or device or other structure or obstruction
38 may be erected;

39 (vi) Regulate and prohibit the placing, erecting or keeping of signs,
40 awnings or other things upon or over the sidewalks, streets and other
41 public places of the municipality;

42 (vii) Regulate plumbing and house drainage;

43 (viii) Prohibit or regulate the construction of dwellings, apartments,

44 boarding houses, hotels, commercial buildings, youth camps or
45 commercial camps and commercial camping facilities in such
46 municipality unless the sewerage facilities have been approved by the
47 authorized officials of the municipality;

48 Sec. 3. Section 46a-81e of the general statutes is repealed and the
49 following is substituted in lieu thereof (*Effective October 1, 2023*):

50 (a) It shall be a discriminatory practice in violation of this section:

51 (1) To refuse to sell or rent after the making of a bona fide offer, or
52 to refuse to negotiate for the sale or rental of, or otherwise make
53 unavailable or deny, a dwelling to any person because of sexual
54 orientation or civil union status.

55 (2) To discriminate against any person in the terms, conditions, or
56 privileges of sale or rental of a dwelling, or in the provision of services
57 or facilities in connection therewith, because of sexual orientation or
58 civil union status.

59 (3) To make, print or publish, or cause to be made, printed or
60 published any notice, statement, or advertisement, with respect to the
61 sale or rental of a dwelling that indicates any preference, limitation, or
62 discrimination based on sexual orientation or civil union status, or an
63 intention to make any such preference, limitation or discrimination.

64 (4) (A) To represent to any person because of sexual orientation or
65 civil union status, that any dwelling is not available for inspection, sale
66 or rental when such dwelling is in fact so available. (B) It shall be a
67 violation of this subdivision for any person to restrict or attempt to
68 restrict the choices of any buyer or renter to purchase or rent a
69 dwelling (i) to an area which is substantially populated, even if less
70 than a majority, by persons of the same sexual orientation or civil
71 union status as the buyer or renter, (ii) while such person is authorized
72 to offer for sale or rent another dwelling which meets the housing
73 criteria as expressed by the buyer or renter to such person, and (iii)
74 such other dwelling is in an area which is not substantially populated

75 by persons of the same sexual orientation or civil union status as the
76 buyer or renter. As used in this subdivision, "area" means
77 municipality, neighborhood or other geographic subdivision which
78 may include an apartment or condominium complex.

79 (5) For profit, to induce or attempt to induce any person to sell or
80 rent any dwelling by representations regarding the entry or
81 prospective entry into the neighborhood of a person or persons of a
82 particular sexual orientation or civil union status.

83 (6) For any person or other entity engaging in residential-real-estate-
84 related transactions to discriminate against any person in making
85 available such a transaction, or in the terms or conditions of such a
86 transaction, because of sexual orientation or civil union status.

87 (7) To deny any person access to or membership or participation in
88 any multiple-listing service, real estate brokers' organization or other
89 service, organization, or facility relating to the business of selling or
90 renting dwellings, or to discriminate against him in the terms or
91 conditions of such access, membership or participation, on account of
92 sexual orientation or civil union status.

93 (8) To coerce, intimidate, threaten, or interfere with any person in
94 the exercise or enjoyment of, or on account of his having exercised or
95 enjoyed, or on account of his having aided or encouraged any other
96 person in the exercise or enjoyment of, any right granted or protected
97 by this section.

98 [(b) The provisions of this section shall not apply to (1) the rental of
99 a room or rooms in a unit in a dwelling if the owner actually maintains
100 and occupies part of such unit as his residence, or (2) a unit in a
101 dwelling containing not more than four units if the owner actually
102 maintains and occupies one of such other units as his residence.]

103 [(c)] (b) Nothing in this section limits the applicability of any
104 reasonable state statute or municipal ordinance restricting the
105 maximum number of persons permitted to occupy a dwelling.

106 ~~[(d)]~~ (c) Nothing in this section prohibits a person engaged in the
107 business of furnishing appraisals of real property to take into
108 consideration factors other than sexual orientation or civil union
109 status.

110 ~~[(e)]~~ (d) Notwithstanding any other provision of this chapter,
111 complaints alleging a violation of this section shall be investigated
112 within one hundred days of filing and a final administrative
113 disposition shall be made within one year of filing unless it is
114 impracticable to do so. If the Commission on Human Rights and
115 Opportunities is unable to complete its investigation or make a final
116 administrative determination within such time frames, it shall notify
117 the complainant and the respondent in writing of the reasons for not
118 doing so.

119 ~~[(f)]~~ (e) Any person who violates any provision of this section shall
120 be guilty of a class D misdemeanor.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	47a-21(b)
Sec. 2	<i>October 1, 2023</i>	7-148(c)(7)(A)
Sec. 3	<i>October 1, 2023</i>	46a-81e

HSG *Joint Favorable*