



General Assembly

January Session, 2023

Raised Bill No. 987

LCO No. 3634



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING ADVANCE RENTAL PAYMENTS.

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

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 Section 47a-21 of the general statutes is repealed and the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

3 As used in this chapter:

4 (1) "Accrued interest" means the interest due on a security deposit as
5 provided in subsection [(i)] (h) of this section, compounded annually to
6 the extent applicable.

7 (2) "Commissioner" means the Banking Commissioner.

8 (3) "Escrow account" means any account at a financial institution
9 which is not subject to execution by the creditors of the escrow agent
10 and includes a clients' funds account.

11 (4) "Escrow agent" means the person in whose name an escrow
12 account is maintained.

13 (5) "Financial institution" means any state bank and trust company,

14 national bank, savings bank, federal savings bank, savings and loan
15 association, and federal savings and loan association that is located in
16 this state.

17 (6) "Forwarding address" means the address to which a security
18 deposit may be mailed for delivery to a former tenant.

19 (7) "Landlord" means any landlord of residential real property, and
20 includes (A) any receiver; (B) any successor; and (C) any tenant who
21 sublets his premises.

22 (8) "Receiver" means any person who is appointed or authorized by
23 any state, federal or probate court to receive rents from tenants, and
24 includes trustees, executors, administrators, guardians, conservators,
25 receivers, and receivers of rent.

26 (9) "Rent receiver" means a receiver who lacks court authorization to
27 return security deposits and to inspect the premises of tenants and
28 former tenants.

29 (10) "Residential real property" means real property containing one
30 or more residential units, including residential units not owned by the
31 landlord, and containing one or more tenants who paid a security
32 deposit.

33 (11) "Security deposit" means any advance rental payment, or any
34 installment payment collected pursuant to section 47a-22a, except an
35 advance payment for the first month's rent or a deposit for a key or any
36 special equipment.

37 (12) "Successor" means any person who succeeds to a landlord's
38 interest whether by purchase, foreclosure or otherwise and includes a
39 receiver.

40 (13) "Tenant" means a tenant, as defined in section 47a-1, or a resident,
41 as defined in section 21-64.

42 (14) "Tenant's obligations" means (A) the amount of any rental or

43 utility payment due the landlord from a tenant; (B) a tenant's obligations
44 under the provisions of section 47a-11; and (C) the actual reasonable cost
45 of changing the locks of the dwelling unit pursuant to section 47a-7b, if
46 the tenant has not paid such cost.

47 [(b) (1) In the case of a tenant under sixty-two years of age, a landlord
48 shall not demand a security deposit in an amount that exceeds two
49 months' rent.

50 (2) In the case of a tenant sixty-two years of age or older, a landlord
51 shall not demand a security deposit in an amount that exceeds one
52 month's rent. Any landlord who has received a security deposit in an
53 amount that exceeds one month's rent from a tenant who becomes sixty-
54 two years of age after paying such security deposit shall return the
55 portion of such security deposit that exceeds one month's rent to the
56 tenant upon the tenant's request.]

57 [(c)] (b) Any security deposit paid by a tenant shall remain the
58 property of such tenant in which the landlord shall have a security
59 interest, as defined in subdivision (35) of subsection (b) of section 42a-1-
60 201, to secure such tenant's obligations. A security deposit shall be
61 exempt from attachment and execution by the creditors of the landlord
62 and shall not be considered part of the estate of the landlord in any legal
63 proceeding. Any voluntary or involuntary transfer of a landlord's
64 interest in residential real property to a successor shall constitute an
65 assignment to such successor of such landlord's security interest in all
66 security deposits paid by tenants of such transferred residential real
67 property.

68 [(d)] (c) (1) Not later than the time specified in subdivision (2) of this
69 subsection, the person who is the landlord at the time a tenancy is
70 terminated, other than a rent receiver, shall pay to the tenant or former
71 tenant: (A) The amount of any security deposit that was deposited by
72 the tenant with the person who was landlord at the time such security
73 deposit was deposited less the value of any damages that any person
74 who was a landlord of such premises at any time during the tenancy of

75 such tenant has suffered as a result of such tenant's failure to comply
76 with such tenant's obligations; and (B) any accrued interest. If the
77 landlord at the time of termination of a tenancy is a rent receiver, such
78 rent receiver shall return security deposits in accordance with the
79 provisions of subdivision (3) of this subsection.

80 (2) Upon termination of a tenancy, any tenant may notify the landlord
81 in writing of such tenant's forwarding address. Not later than thirty
82 days after termination of a tenancy or fifteen days after receiving written
83 notification of such tenant's forwarding address, whichever is later, each
84 landlord other than a rent receiver shall deliver to the tenant or former
85 tenant at such forwarding address either (A) the full amount of the
86 security deposit paid by such tenant plus accrued interest, or (B) the
87 balance of such security deposit and accrued interest after deduction for
88 any damages suffered by such landlord by reason of such tenant's
89 failure to comply with such tenant's obligations, together with a written
90 statement itemizing the nature and amount of such damages. Any
91 landlord who violates any provision of this subsection shall be liable for
92 twice the amount of any security deposit paid by such tenant, except
93 that, if the only violation is the failure to deliver the accrued interest,
94 such landlord shall be liable for ten dollars or twice the amount of the
95 accrued interest, whichever is greater.

96 (3) (A) Any receiver who is authorized by a court to return security
97 deposits and to inspect the premises of any tenant shall pay security
98 deposits and accrued interest in accordance with the provisions of
99 subdivisions (1) and (2) of this subsection from the operating income of
100 such receivership to the extent that any such payments exceed the
101 amount in any escrow accounts for such tenants. (B) Any rent receiver
102 shall present any claim by any tenant for return of a security deposit to
103 the court which authorized the rent receiver. Such court shall determine
104 the validity of any such claim and shall direct such rent receiver to pay
105 from the escrow account or from the operating income of such property
106 the amount due such tenant as determined by such court.

107 [(e)] (d) A successor, other than a receiver, shall be liable for the

108 claims of tenants of such property for return of any part of such security
109 deposit which is or becomes due to such tenant during the time such
110 successor is a landlord. A receiver's liability for payment of security
111 deposits and interest under this section shall be limited to the balance in
112 any escrow account for such tenants maintained by such receiver in such
113 receivership in accordance with subsection ~~[(h)]~~ (g) of this section and
114 to the operating income generated in such receivership.

115 ~~[(f)]~~ (e) Any landlord who is not a resident of this state shall appoint
116 in writing the Secretary of the State as the landlord's attorney upon
117 whom all process in any action or proceeding against such landlord may
118 be served.

119 ~~[(g)]~~ (f) Any person may bring an action in replevin or for money
120 damages in any court of competent jurisdiction to reclaim any part of
121 such person's security deposit which may be due. This section does not
122 preclude the landlord or tenant from recovering other damages to
123 which the landlord or tenant may be entitled.

124 ~~[(h)]~~ (g) (1) Each landlord shall immediately deposit the entire
125 amount of any security deposit received by such landlord from each
126 tenant into one or more escrow accounts established or maintained in a
127 financial institution for the benefit of each tenant. Each landlord shall
128 maintain each such account as escrow agent and shall not withdraw
129 funds from such account except as provided in subdivision (2) of this
130 subsection.

131 (2) The escrow agent may withdraw funds from an escrow account
132 to: (A) Disburse the amount of any security deposit and accrued interest
133 due to a tenant pursuant to subsection ~~[(d)]~~ (c) of this section; (B)
134 disburse interest to a tenant pursuant to subsection ~~[(i)]~~ (h) of this
135 section; (C) make a transfer of the entire amount of certain security
136 deposits pursuant to subdivision (3) of this subsection; (D) retain
137 interest credited to the account in excess of the amount of interest
138 payable to the tenant under subsection ~~[(i)]~~ (h) of this section; (E) retain
139 all or any part of a security deposit and accrued interest after

140 termination of tenancy equal to the damages suffered by the landlord
141 by reason of the tenant's failure to comply with such tenant's
142 obligations; (F) disburse all or any part of the security deposit to a tenant
143 at any time during tenancy; or (G) transfer such funds to another
144 financial institution or escrow account, provided such funds remain
145 continuously in an escrow account.

146 (3) (A) Whenever any real estate is voluntarily or involuntarily
147 transferred from a landlord, other than a receiver, to a successor,
148 including a receiver, such landlord shall withdraw from the escrow
149 account and deliver to the successor the entire amount of security
150 deposits paid by tenants of the property being transferred, plus any
151 interest accrued pursuant to subsection [(i)] (h) of this section. If at the
152 time of transfer of such real estate the funds in such account are
153 commingled with security deposits paid by tenants in real estate not
154 being transferred to such successor, and if at such time the funds in such
155 account are less than the amount of security deposits paid by all tenants
156 whose security deposits are contained in such account, such landlord
157 shall deliver to such successor a pro rata share of security deposits paid
158 by tenants of the real estate being transferred to such successor. (B)
159 Whenever any real estate is transferred from a receiver to a successor,
160 such receiver shall dispose of the escrow accounts as ordered by the
161 court which appointed such receiver. The order of such court shall
162 provide for the priority of the present and future rights of tenants to
163 security deposits paid by them over the rights of any secured or
164 unsecured creditor of any person and shall provide that the funds in
165 such account shall be delivered to the successor of such receiver for
166 immediate deposit in an escrow account for tenants who paid security
167 deposits.

168 (4) (A) The landlord shall provide each tenant with a written notice
169 stating the amount held for the benefit of the tenant and the name and
170 address of the financial institution at which the tenant's security deposit
171 is being held not later than thirty days after the landlord receives a
172 security deposit from the tenant or the tenant's previous landlord or
173 transfers the security deposit to another financial institution or escrow

174 account.

175 (B) If the commissioner makes a written request to the landlord for
176 any information related to a tenant's security deposit, including the
177 name of each financial institution in which any escrow account is
178 maintained and the account number of each escrow account, the
179 landlord shall provide such information to the commissioner not later
180 than seven days after the request is made.

181 [(i)] (h) On and after July 1, 1993, each landlord other than a landlord
182 of a residential unit in any building owned or controlled by any
183 educational institution and used by such institution for the purpose of
184 housing students of such institution and their families, and each
185 landlord or owner of a mobile manufactured home or of a mobile
186 manufactured home space or lot or park, as such terms are defined in
187 subdivisions (1), (2) and (3) of section 21-64, shall pay interest on each
188 security deposit received by such landlord at a rate of not less than the
189 average rate paid, as of December 30, 1992, on savings deposits by
190 insured commercial banks as published in the Federal Reserve Board
191 Bulletin rounded to the nearest one-tenth of one percentage point,
192 except in no event shall the rate be less than one and one-half per cent.
193 On and after January 1, 1994, the rate for each calendar year shall be not
194 less than the deposit index, determined under this section as it was in
195 effect during such year. On and after January 1, 2012, the rate for each
196 calendar year shall be not less than the deposit index, as defined in
197 section 36a-26, for that year. On the anniversary date of the tenancy and
198 annually thereafter, such interest shall be paid to the tenant or resident
199 or credited toward the next rental payment due from the tenant or
200 resident, as the landlord or owner shall determine. If the tenancy is
201 terminated before the anniversary date of such tenancy, or if the
202 landlord or owner returns all or part of a security deposit prior to
203 termination of the tenancy, the landlord or owner shall pay the accrued
204 interest to the tenant or resident not later than thirty days after such
205 termination or return. Interest shall not be paid to a tenant for any
206 month in which the tenant has been delinquent for more than ten days
207 in the payment of any monthly rent, unless the landlord imposes a late

208 charge for such delinquency. No landlord shall increase the rent due
209 from a tenant because of the requirement that the landlord pay on
210 interest the security deposit.

211 [(j)] (i) (1) Except as provided in subdivision (2) of this subsection, the
212 commissioner may receive and investigate complaints regarding any
213 alleged violation of [subsections (b), (d), (h) or (i)] subsection (c), (g) or
214 (h) of this section. For the purposes of such investigation, any person
215 who is or was a landlord shall be subject to the provisions of section 36a-
216 17. If the commissioner determines that any landlord has violated any
217 provision of this section over which the commissioner has jurisdiction,
218 the commissioner may, in accordance with section 36a-52, order such
219 person to cease and desist from such practices and to comply with the
220 provisions of this section.

221 (2) The commissioner shall not have jurisdiction over (A) the failure
222 of a landlord to pay interest to a tenant annually under subsection [(i)]
223 (h) of this section, or (B) the refusal or other failure of the landlord to
224 return all or part of the security deposit if such failure results from the
225 landlord's good faith claim that such landlord has suffered damages as
226 a result of a tenant's failure to comply with such tenant's obligations,
227 regardless of whether the existence or amount of the alleged damages is
228 disputed by the tenant. For purposes of this section, "good faith claim"
229 means a claim for actual damages suffered by the landlord for which
230 written notification of such damages has been provided to the tenant in
231 accordance with the provisions of subdivision (2) of subsection [(d)] (c)
232 of this section.

233 (3) The commissioner may adopt regulations, in accordance with
234 chapter 54, to carry out the purposes of this section.

235 [(k)] (j) (1) Any person who is a landlord at the time of termination of
236 a tenancy and who knowingly and wilfully fails to pay all or any part of
237 a security deposit when due shall be subject to a fine of not more than
238 two hundred fifty dollars for each offense, provided it shall be an
239 affirmative defense under this subdivision that such failure was caused

240 by such landlord's good faith belief that he was entitled to deduct the
241 value of damages he has suffered as a result of such tenant's failure to
242 comply with such tenant's obligations.

243 (2) Any person who knowingly and wilfully violates the provisions
244 of subsection [(h)] (g) of this section on or after October 1, 1979, shall be
245 subject to a fine of not more than five hundred dollars or imprisonment
246 of not more than thirty days or both for each offense. It shall be an
247 affirmative defense under the provisions of this subdivision that at the
248 time of the offense, such person leased residential real property to fewer
249 than four tenants who paid a security deposit.

250 (3) Any person who is a landlord at the time an interest payment is
251 due under the provisions of subsection [(i)] (h) of this section and who
252 knowingly and wilfully violates the provisions of such subsection shall
253 be subject to a fine of not more than one hundred dollars for each
254 offense.

255 (4) No financial institution shall be liable for any violation of this
256 section except for any violation in its capacity as a landlord.

257 [(l)] (k) Nothing in this section shall be construed as a limitation upon:
258 (1) The power or authority of the state, the Attorney General or the
259 commissioner to seek administrative, legal or equitable relief permitted
260 by the general statutes or at common law; or (2) the right of any tenant
261 to bring a civil action permitted by the general statutes or at common
262 law.

263 Sec. 2. Section 17b-114 of the general statutes is repealed and the
264 following is substituted in lieu thereof (*Effective October 1, 2023*):

265 Subject to federal approval, as a condition of receiving a special need
266 benefit to cover the cost of a security deposit, a recipient of assistance
267 under the temporary family assistance program or the state-
268 administered general assistance program or the program of state
269 supplementation to the Supplemental Security Income Program shall
270 sign an agreement with the Commissioner of Social Services stating that

271 the security deposit and accrued interest, less the value of any damages
272 suffered by the landlord due to the recipient's failure to comply with his
273 obligations as a tenant pursuant to section 47a-21, as amended by this
274 act, shall be paid by the landlord to the Department of Social Services
275 when the recipient vacates the housing for which the deposit is paid.
276 The recipient shall notify the commissioner of the date such housing is
277 vacated. If the landlord claims the right to withhold all or part of the
278 security deposit or interest, the landlord shall comply with the
279 applicable provisions of section 47a-21, as amended by this act, except
280 any notice required shall be sent to the tenant and to the Commissioner
281 of Social Services. If the landlord fails to return the deposit to the
282 Department of Social Services or to account to the department for any
283 amount withheld within the time limits set forth in section 47a-21, as
284 amended by this act, the department may refer the matter to the
285 Department of Administrative Services for payment to the state of the
286 deposit, interest and such other damages as are available to tenants
287 under said section. Notwithstanding the provisions of subsection [(d)]
288 (c) of section 47a-21, as amended by this act, for purposes of taking such
289 action on behalf of the state, the Department of Administrative Services
290 is not required to give notice of a forwarding address. A recipient of a
291 special need benefit to cover the cost of a security deposit who agrees
292 the deposit shall be returned to the department pursuant to this section
293 shall be eligible for a subsequent such special need benefit at any time
294 the recipient meets the eligibility criteria for the special need benefit for
295 emergency housing set forth in subsection (a) of section 17b-808.

296 Sec. 3. Subsection (c) of section 17b-129 of the general statutes is
297 repealed and the following is substituted in lieu thereof (*Effective October*
298 *1, 2023*):

299 (c) No claim shall be made, or lien applied, against any payment
300 made pursuant to chapter 135, any payment made pursuant to section
301 47-88d or 47-287, any moneys received as a settlement or award in a
302 housing or employment or public accommodation discrimination case,
303 any court-ordered retroactive rent abatement, including any made
304 pursuant to subsection (e) of section 47a-14h, or section 47a-4a, 47a-5 or

305 47a-57, or any security deposit refund pursuant to subsection [(d)] (c) of
306 section 47a-21, as amended by this act, paid to a beneficiary of assistance
307 under sections 17b-122, 17b-124 to 17b-132, inclusive, 17b-136 to 17b-
308 138, inclusive, 17b-194 to 17b-197, inclusive, 17b-222 to 17b-250,
309 inclusive, 17b-263, 17b-340 to 17b-350, inclusive, 17b-689b and 17b-743
310 to 17b-747, inclusive.

311 Sec. 4. Subdivision (1) of subsection (a) of section 36a-32 of the general
312 statutes is repealed and the following is substituted in lieu thereof
313 (*Effective October 1, 2023*):

314 (1) The bank's record of offering escrow accounts for purposes of
315 compliance with subsection [(h)] (g) of section 47a-21, as amended by
316 this act;

317 Sec. 5. Subsection (d) of section 51-15 of the general statutes is
318 repealed and the following is substituted in lieu thereof (*Effective October*
319 *1, 2023*):

320 (d) The procedure for the hearing and determination of small claims
321 as the same may be prescribed, from time to time, by the judges of the
322 Superior Court shall be used in all small claims sessions of the court. The
323 small claims procedure shall only be applicable to (1) all actions
324 claiming money damages not in excess of five thousand dollars, except
325 such procedure shall not be applicable to actions of libel and slander,
326 and (2) actions claiming loss or damages not in excess of fifteen
327 thousand dollars sustained by reason of (A) performance of, or offer to
328 perform, home improvement, as defined in section 20-419, by a
329 contractor holding a certificate under chapter 400, or (B) a contract for
330 new home construction with a new home construction contractor
331 holding a certificate under chapter 399a. If an action is brought in the
332 small claims session by a tenant pursuant to subsection [(g)] (f) of section
333 47a-21, as amended by this act, to reclaim any part of a security deposit
334 which may be due, the judicial authority hearing the action may award
335 to the tenant the damages authorized by subsection [(d)] (c) of said
336 section and, if authorized by the rental agreement or any provision of

337 the general statutes, costs, notwithstanding that the amount of such
338 damages and costs, in the aggregate, exceeds the jurisdictional
339 monetary limit established by subdivision (1) of this subsection. If a
340 motion is filed to transfer a small claims matter to the regular docket in
341 the court, the moving party shall pay the fee prescribed by section 52-
342 259. The Attorney General or an assistant attorney general, or the head
343 of any state agency or his or her authorized representative, while acting
344 in his or her official capacity shall not be required to pay any small
345 claims court fee. There shall be no charge for copies of service on
346 defendants in small claims matters.

347 Sec. 6. Subsection (b) of section 51-164n of the general statutes is
348 repealed and the following is substituted in lieu thereof (*Effective October*
349 *1, 2023*):

350 (b) Notwithstanding any provision of the general statutes, any person
351 who is alleged to have committed (1) a violation under the provisions of
352 section 1-9, 1-10, 1-11, 2-71h, 4b-13, 7-13, 7-14, 7-35 or 7-41, subsection (c)
353 of section 7-66, section 7-83, 7-147h, 7-148, 7-148f, 7-148o, 7-283, 7-325, 7-
354 393, 8-12, 8-25, 8-27, 9-63, 9-322, 9-350, 10-185, 10-193, 10-197, 10-198, 10-
355 230, 10-251, 10-254, 10a-35, 12-52, 12-54, 12-129b or 12-170aa, subdivision
356 (3) of subsection (e) of section 12-286, section 12-286a, 12-292, 12-314b or
357 12-326g, subdivision (4) of section 12-408, subdivision (3), (5) or (6) of
358 section 12-411, section 12-435c, 12-476a, 12-476b, 12-476c, 12-487, 13a-71,
359 13a-107, 13a-113, 13a-114, 13a-115, 13a-117b, 13a-123, 13a-124, 13a-139,
360 13a-140, 13a-143b, 13a-253, 13a-263 or 13b-39f, subsection (f) of section
361 13b-42, section 13b-90 or 13b-100, subsection (a) of section 13b-108,
362 section 13b-221 or 13b-292, subsection (a) or (b) of section 13b-324,
363 section 13b-336, 13b-337, 13b-338, 13b-410a, 13b-410b or 13b-410c,
364 subsection (a), (b) or (c) of section 13b-412, section 13b-414 or 14-4,
365 subdivision (2) of subsection (a) of section 14-12, subsection (d) of
366 section 14-12, subsection (f) of section 14-12a, subsection (a) of section
367 14-15a, section 14-16c, 14-20a or 14-27a, subsection (f) of section 14-34a,
368 subsection (d) of section 14-35, section 14-43, 14-44j, 14-49, 14-50a, 14-58
369 or 14-62a, subsection (b) of section 14-66, section 14-66a or 14-67a,
370 subsection (g) of section 14-80, subsection (f) or (i) of section 14-80h,

371 section 14-97a or 14-98, subsection (a), (b) or (d) of section 14-100a,
372 section 14-100b, 14-103a, 14-106a, 14-106c, 14-145a or 14-146, subsection
373 (b) of section 14-147, section 14-152, 14-153, 14-161 or 14-163b, subsection
374 (f) of section 14-164i, section 14-213b or 14-219, subdivision (1) of section
375 14-223a, subsection (d) of section 14-224, section 14-240, 14-250, 14-253a,
376 14-261a, 14-262, 14-264, 14-266, 14-267a, 14-269, 14-270, 14-272b, 14-274,
377 14-275 or 14-275a, subsection (c) of section 14-275c, section 14-276,
378 subsection (a) or (b) of section 14-277, section 14-278, 14-279 or 14-280,
379 subsection (b), (e) or (h) of section 14-283, section 14-283d, 14-283e, 14-
380 283f, 14-283g, 14-291, 14-293b, 14-296aa, 14-298a, 14-300, 14-300d, 14-
381 300f, 14-319, 14-320, 14-321, 14-325a, 14-326, 14-330 or 14-332a,
382 subdivision (1), (2) or (3) of section 14-386a, section 15-15e, 15-25 or 15-
383 33, subdivision (1) of section 15-97, subsection (a) of section 15-115,
384 section 16-15, 16-16, 16-44, 16-256e, 16-278 or 16a-15, subsection (a) of
385 section 16a-21, section 16a-22, subsection (a) or (b) of section 16a-22h,
386 section 16a-106, 17a-24, 17a-145, 17a-149 or 17a-152, subsection (b) of
387 section 17a-227, section 17a-465, subsection (c) of section 17a-488, section
388 17b-124, 17b-131, 17b-137, 19a-33, 19a-39 or 19a-87, subsection (b) of
389 section 19a-87a, section 19a-91, 19a-102a, 19a-102b, 19a-105, 19a-107,
390 19a-113, 19a-215, 19a-216a, 19a-219, 19a-222, 19a-224, 19a-286, 19a-287,
391 19a-297, 19a-301, 19a-309, 19a-335, 19a-336, 19a-338, 19a-339, 19a-340,
392 19a-425, 19a-442, 19a-502, 19a-565, 20-7a, 20-14, 20-153a, 20-158, 20-231,
393 20-233, 20-249, 20-257, 20-265, 20-324e, 20-329c or 20-329g, subsection (b)
394 of section 20-334, section 20-341l, 20-366, 20-482, 20-597, 20-608, 20-610,
395 20-623, 21-1, 21-38, 21-39, 21-43, 21-47, 21-48 or 21-63, subsection (d) of
396 section 21-71, section 21-76a or 21-100, subsection (c) of section 21a-2,
397 subdivision (1) of section 21a-19, section 21a-20 or 21a-21, subdivision
398 (1) of subsection (b) of section 21a-25, section 21a-26 or 21a-30,
399 subsection (a) of section 21a-37, section 21a-46, 21a-61, 21a-63, 21a-70b
400 or 21a-77, subsection (b) or (c) of section 21a-79, section 21a-85 or 21a-
401 154, subdivision (1) of subsection (a) of section 21a-159, section 21a-278b,
402 subsection (c), (d) or (e) of section 21a-279a, section 21a-421eee, 21a-
403 421fff, 21a-421hhh, subsection (a) of section 21a-430, section 22-12b, 22-
404 13, 22-14, 22-15, 22-16, 22-26g, 22-30, 22-34, 22-35, 22-36, 22-38, 22-39, 22-
405 39f, 22-49, 22-54, 22-61j or 22-61l, subdivision (1) of subsection (n) of

406 section 22-61l, subsection (f) of section 22-61m, subdivision (1) of
407 subsection (f) of section 22-61m, section 22-84, 22-89, 22-90, 22-96, 22-98,
408 22-99, 22-100 or 22-111o, subsection (d) of section 22-118l, section 22-167,
409 subsection (c) of section 22-277, section 22-278, 22-279, 22-280a, 22-318a,
410 22-320h, 22-324a or 22-326, subsection (b), subdivision (1) or (2) of
411 subsection (e) or subsection (g) of section 22-344, subsection (a) or (b) of
412 section 22-344b, section 22-344c, subsection (d) of section 22-344d,
413 section 22-344f, 22-350a, 22-354, 22-359, 22-366, 22-391, 22-413, 22-414,
414 22-415, 22-415c, 22a-66a or 22a-246, subsection (a) of section 22a-250,
415 section 22a-256g, subsection (e) of section 22a-256h, section 22a-363 or
416 22a-381d, subsections (c) and (d) of section 22a-381e, section 22a-449,
417 22a-450, 22a-461, 23-4b, 23-38, 23-45, 23-46 or 23-61b, subsection (a) or
418 subdivision (1) of subsection (c) of section 23-65, section 25-37 or 25-40,
419 subsection (a) of section 25-43, section 25-43d, 25-135, 26-18, 26-19, 26-
420 21, 26-31, 26-40, 26-40a, 26-42, 26-43, 26-49, 26-54, 26-55, 26-56, 26-58 or
421 26-59, subdivision (1) of subsection (d) of section 26-61, section 26-64,
422 subdivision (1) of section 26-76, section 26-79, 26-87, 26-89, 26-91, 26-94,
423 26-97, 26-98, 26-104, 26-105, 26-107, 26-114a, 26-117, subsection (b) of
424 section 26-127, 26-128, 26-128a, 26-131, 26-132, 26-138, 26-139 or 26-141,
425 subdivision (1) of section 26-186, section 26-207, 26-215, 26-217 or 26-
426 224a, subdivision (1) of section 26-226, section 26-227, 26-230, 26-231, 26-
427 232, 26-244, 26-257a, 26-260, 26-276, 26-280, 26-284, 26-285, 26-286, 26-
428 287, 26-288, 26-290, 26-291a, 26-292, 26-294, 27-107, 28-13, 29-6a, 29-16,
429 29-17, 29-25, 29-143o, 29-143z or 29-156a, subsection (b), (d), (e), (g) or
430 (h) of section 29-161q, section 29-161y or 29-161z, subdivision (1) of
431 section 29-198, section 29-210, 29-243 or 29-277, subsection (c) of section
432 29-291c, section 29-316 or 29-318, subsection (b) of section 29-335a,
433 section 29-381, 30-19f, 30-48a or 30-86a, subsection (b) of section 30-89,
434 subsection (c) or (d) of section 30-117, section 31-3, 31-10, 31-11, 31-12,
435 31-13, 31-14, 31-15, 31-16, 31-18, 31-23, 31-24, 31-25, 31-32, 31-36, 31-38,
436 31-40, 31-44, 31-47 or 31-48, subsection (b) of section 31-48b, section 31-
437 51, 31-51g, 31-52, 31-52a, 31-53 or 31-54, subsection (a) or (c) of section
438 31-69, section 31-70, 31-74, 31-75, 31-76, 31-76a, 31-89b or 31-134,
439 subsection (i) of section 31-273, section 31-288, 31-348, 33-624, 33-1017,
440 34-13d or 34-412, subdivision (1) of section 35-20, subsection (a) of

441 section 36a-57, subsection (b) of section 36a-665, section 36a-699, 36a-
 442 739, 36a-787, 38a-2 or 38a-140, subsection (a) or (b) of section 38a-278,
 443 section 38a-479qq, 38a-479rr, 38a-506, 38a-548, 38a-626, 38a-680, 38a-713,
 444 38a-733, 38a-764, 38a-786, 38a-828, 38a-829, 38a-885, 42-133hh, 42-230,
 445 42-470 or 42-480, subsection (a) or (c) of section 43-16q, section 45a-283,
 446 45a-450, 45a-634 or 45a-658, subdivision (13) or (14) of section 46a-54,
 447 section 46a-59, 46a-81b, 46b-22, 46b-24, 46b-34, 46b-38d, 47-34a, 47-47 or
 448 47-53, subsection [(i)] (h) of section 47a-21, as amended by this act,
 449 subdivision (1) of subsection [(k)] (j) of section 47a-21, as amended by
 450 this act, section 49-2a, 49-8a, 49-16, 52-143 or 52-289, subsection (j) of
 451 section 52-362, section 53-133, 53-199, 53-212a, 53-249a, 53-252, 53-264,
 452 53-280, 53-290a, 53-302a, 53-303e, 53-311a, 53-314, 53-321, 53-322, 53-323
 453 or 53-331, subsection (b) of section 53-343a, section 53-344, subsection
 454 (b) or (c) of section 53-344b, subsection (b) of section 53-345a, section 53-
 455 377, 53-422 or 53-450 or subsection (i) of section 54-36a, or (2) a violation
 456 under the provisions of chapter 268, or (3) a violation of any regulation
 457 adopted in accordance with the provisions of section 12-484, 12-487 or
 458 13b-410, or (4) a violation of any ordinance, regulation or bylaw of any
 459 town, city or borough, except violations of building codes and the health
 460 code, for which the penalty exceeds ninety dollars but does not exceed
 461 two hundred fifty dollars, unless such town, city or borough has
 462 established a payment and hearing procedure for such violation
 463 pursuant to section 7-152c, shall follow the procedures set forth in this
 464 section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	47a-21
Sec. 2	<i>October 1, 2023</i>	17b-114
Sec. 3	<i>October 1, 2023</i>	17b-129(c)
Sec. 4	<i>October 1, 2023</i>	36a-32(a)(1)
Sec. 5	<i>October 1, 2023</i>	51-15(d)
Sec. 6	<i>October 1, 2023</i>	51-164n(b)

Statement of Purpose:

To remove the limits on the amounts of advance rental payments a landlord may charge a 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.]