



General Assembly

**Amendment**

January Session, 2023

LCO No. **9854**



Offered by:  
SEN. SAMPSON, 16<sup>th</sup> Dist.

To: Subst. Senate Bill No. **998**

File No. 427

Cal. No. 240

(As Amended)

**"AN ACT ESTABLISHING A TAX ABATEMENT FOR CERTAIN  
CONSERVATION EASEMENTS."**

1 Strike sections 505 and 506 in their entirety and renumber the  
2 remaining sections and internal references accordingly

3 Strike subdivision (2) of subsection (d) of section 536 and insert the  
4 following in lieu thereof:

5 "(2) Upon termination of a tenancy, any tenant may notify the  
6 landlord in writing of such tenant's forwarding address. Not later than  
7 thirty days after termination of a tenancy or fifteen days after receiving  
8 written notification of such tenant's forwarding address, whichever is  
9 later, each landlord other than a rent receiver shall deliver to the tenant  
10 or former tenant at such forwarding address either (A) the full amount  
11 of the security deposit paid by such tenant plus accrued interest, or (B)  
12 the balance of such security deposit and accrued interest after deduction  
13 for any damages suffered by such landlord by reason of such tenant's

14 failure to comply with such tenant's obligations, together with a written  
15 statement itemizing the nature and amount of such damages, except, if  
16 the landlord provides a copy of a written estimate for services or  
17 materials necessary to remediate any damage caused by the tenant not  
18 later than fifteen business days after the termination of the tenancy or  
19 fifteen days after receiving written notification of such tenant's  
20 forwarding address, the landlord shall deliver to the tenant or former  
21 tenant the balance of the security deposit plus accrued interest as  
22 required in this subdivision not later than thirty days after such  
23 termination or notification of address, as applicable. Any landlord who  
24 violates any provision of this subsection shall be liable for twice the  
25 amount of any security deposit paid by such tenant, except that, if the  
26 only violation is the failure to deliver the accrued interest, such landlord  
27 shall be liable for ten dollars or twice the amount of the accrued interest,  
28 whichever is greater."

29 Strike subsection (i) of section 537 in its entirety and insert the  
30 following in lieu thereof:

31 "(i) On and after July 1, 1993, each landlord other than a landlord of a  
32 residential unit in any building owned or controlled by any educational  
33 institution and used by such institution for the purpose of housing  
34 students of such institution and their families, and each landlord or  
35 owner of a mobile manufactured home or of a mobile manufactured  
36 home space or lot or park, as such terms are defined in subdivisions (1),  
37 (2) and (3) of section 21-64, shall pay interest on each security deposit  
38 received by such landlord at a rate of not less than the average rate paid,  
39 as of December 30, 1992, on savings deposits by insured commercial  
40 banks as published in the Federal Reserve Board Bulletin rounded to the  
41 nearest one-tenth of one percentage point, except in no event shall the  
42 rate be less than one and one-half per cent. On and after January 1, 1994,  
43 the rate for each calendar year shall be not less than the deposit index,  
44 determined under this section as it was in effect during such year. On  
45 and after January 1, 2012, the rate for each calendar year shall be not less  
46 than the deposit index, as defined in section 36a-26, for that year. On the  
47 anniversary date of the tenancy and annually thereafter, such interest

48 shall be paid to the tenant or resident or credited toward the next rental  
49 payment due from the tenant or resident, as the landlord or owner shall  
50 determine. If the tenancy is terminated before the anniversary date of  
51 such tenancy, or if the landlord or owner returns all or part of a security  
52 deposit prior to termination of the tenancy, the landlord or owner shall  
53 pay the accrued interest to the tenant or resident not later than thirty  
54 days after such termination or return, provided the landlord shall pay  
55 the accrued interest not later than thirty days after such termination or  
56 notification of address, as applicable, if the landlord has provided a  
57 copy of a written estimate for services or materials necessary to  
58 remediate any damage caused by the tenant under subdivision (2) of  
59 subsection (d) of section 536 of this act. Interest shall not be paid to a  
60 tenant for any month in which the tenant has been delinquent for more  
61 than ten days in the payment of any monthly rent, unless the landlord  
62 imposes a late charge for such delinquency. No landlord shall increase  
63 the rent due from a tenant because of the requirement that the landlord  
64 pay on interest the security deposit."