



House of Representatives

General Assembly

File No. 234

January Session, 2025

Substitute House Bill No. 6949

House of Representatives, March 25, 2025

The Committee on Housing reported through REP. FELIPE of the 130th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING A LANDLORD'S ABILITY TO ENTER A DWELLING UNIT.

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

1 Section 1. Section 47a-16 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 (a) A tenant shall not unreasonably withhold consent to the landlord
4 to enter into the dwelling unit in order to inspect the premises, make
5 necessary or agreed to repairs, alterations or improvements, supply
6 necessary or agreed to services or exhibit the dwelling unit to
7 prospective or actual purchasers, mortgagees, tenants, workmen or
8 contractors. As used in this section, "unreasonably withhold consent"
9 includes a tenant withholding consent from the landlord to enter the
10 dwelling unit for fourteen or more consecutive days.

11 (b) A landlord may enter the dwelling unit without consent of the
12 tenant in case of emergency.

13 (c) A landlord shall not abuse the right of entry or use such right of
 14 entry to harass the tenant. The landlord shall give the tenant reasonable
 15 written or oral notice of [his] the landlord's intent to enter and may enter
 16 only at reasonable times, except in case of emergency.

17 (d) A landlord may not enter the dwelling unit without the consent
 18 of the tenant except (1) in case of emergency, (2) as permitted by section
 19 47a-16a, (3) pursuant to a court order, or (4) if the tenant has abandoned
 20 or surrendered the premises.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2025	47a-16

HSG *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill, which defines a reasonable period for a landlord to enter a dwelling unit, is not anticipated to result in a fiscal impact to the state or to municipalities because the state is not a direct residential landlord.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sHB 6949*****AN ACT CONCERNING A LANDLORD'S ABILITY TO ENTER A DWELLING UNIT.*****SUMMARY**

Existing law prohibits tenants from “unreasonably withholding consent” to their landlord when the landlord seeks to enter the dwelling unit for specified reasons, including to (1) inspect the premises; (2) make needed or agreed upon repairs, alterations, or improvements; (3) supply needed or agreed upon services; (4) inspect or treat bed bugs; or (5) show the unit to prospective or actual buyers, mortgagees, tenants, workers, or contractors. This bill specifies that a tenant unreasonably withholding consent includes instances when he or she does not allow the landlord to enter the dwelling unit, for one of these reasons, for at least 14 consecutive days.

Existing law (1) generally requires landlords to give a tenant reasonable notice of their intent to enter a dwelling unit and only allows entry at reasonable times and (2) prohibits landlords from abusing the right of entry or using it to harass a tenant. Additionally, it allows landlords to enter a dwelling unit without consent under certain circumstances (e.g., an emergency, for specified reasons during a tenant’s extended absence, according to a court order, or if the tenant abandons or surrenders the premises).

By law, if a tenant does not allow entry where appropriate based on the provisions discussed above, the landlord may (1) obtain a declaratory judgment or injunctive relief to compel access or terminate the rental agreement and (2) recover actual damages and reasonable attorney’s fees (CGS § 47a-18). The law also provides certain judicial relief for tenants if a landlord makes a prohibited entry or unreasonably harasses a tenant with repeated entry requests (CGS § 47a-18a).

EFFECTIVE DATE: July 1, 2025

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 17 Nay 1 (03/06/2025)