



General Assembly

**Substitute Bill No. 6949**

January Session, 2025



**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 Section 47a-16 of the general statutes is repealed and the  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	<i>July 1, 2025</i>	47a-16

**HSG**      *Joint Favorable Subst.*