



General Assembly

January Session, 2025

**Raised Bill No. 1265**

LCO No. 4139



Referred to Committee on HOUSING

Introduced by:  
(HSG)

**AN ACT CONCERNING THE AMOUNT A LANDLORD MAY REQUIRE FOR A SECURITY DEPOSIT.**

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 Section 47a-21 of the general statutes is repealed and the  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 July 1, 2025*):

3 (a) As used in this chapter:

4 (1) "Accrued interest" means the interest due on a security deposit as  
5 provided in subsection (i) of this section, compounded annually to the  
6 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 twenty-  
82 one days after termination of a tenancy or fifteen days after receiving  
83 written notification of such tenant's forwarding address, whichever is  
84 later, each landlord other than a rent receiver shall deliver to the tenant  
85 or former tenant at such forwarding address either (A) the full amount  
86 of the security deposit paid by such tenant plus accrued interest, or (B)  
87 the balance of such security deposit and accrued interest after deduction  
88 for 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) of this section and to the  
114 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) of this section; (B) disburse  
134 interest to a tenant pursuant to subsection (i) of this section; (C) make a  
135 transfer of the entire amount of certain security deposits pursuant to  
136 subdivision (3) of this subsection; (D) retain interest credited to the

137 account in excess of the amount of interest payable to the tenant under  
138 subsection (i) of this section; (E) retain all or any part of a security  
139 deposit and accrued interest after termination of tenancy equal to the  
140 damages suffered by the landlord by reason of the tenant's failure to  
141 comply with such tenant's obligations; (F) disburse all or any part of the  
142 security deposit to a tenant at any time during tenancy; or (G) transfer  
143 such funds to another financial institution or escrow account, provided  
144 such funds remain continuously in an escrow account.

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

167 (4) (A) The landlord shall provide each tenant with a written notice  
168 stating the amount held for the benefit of the tenant and the name and  
169 address of the financial institution at which the tenant's security deposit

170 is being held not later than thirty days after the landlord receives a  
171 security deposit from the tenant or the tenant's previous landlord or  
172 transfers the security deposit to another financial institution or escrow  
173 account.

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

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

203 interest to the tenant or resident not later than twenty-one days after  
204 such termination or return. Interest shall not be paid to a tenant for any  
205 month in which the tenant has been delinquent for more than ten days  
206 in the payment of any monthly rent, unless the landlord imposes a late  
207 charge for such delinquency. No landlord shall increase the rent due  
208 from a tenant because of the requirement that the landlord pay on  
209 interest the security deposit.

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

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

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

233       [(k)] (j) (1) Any person who is a landlord at the time of termination of

234 a tenancy and who knowingly and wilfully fails to pay all or any part of  
235 a security deposit when due shall be subject to a fine of not more than  
236 two hundred fifty dollars for each offense, provided it shall be an  
237 affirmative defense under this subdivision that such failure was caused  
238 by such landlord's good faith belief that he was entitled to deduct the  
239 value of damages he has suffered as a result of such tenant's failure to  
240 comply with such tenant's obligations.

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

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

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

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

261 Sec. 2. Section 17b-114 of the general statutes is repealed and the  
262 following is substituted in lieu thereof (*Effective July 1, 2025*):

263 Subject to federal approval, as a condition of receiving a special need

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

294 Sec. 3. Subsection (c) of section 17b-129 of the general statutes is  
295 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
296 *2025*):

297 (c) No claim shall be made, or lien applied, against any payment  
298 made pursuant to chapter 135, any payment made pursuant to section  
299 47-88d or 47-287, any moneys received as a settlement or award in a  
300 housing or employment or public accommodation discrimination case,  
301 any court-ordered retroactive rent abatement, including any made  
302 pursuant to subsection (e) of section 47a-14h, or section 47a-4a, 47a-5 or  
303 47a-57, or any security deposit refund pursuant to subsection [(d)] (c) of  
304 section 47a-21, as amended by this act, paid to a beneficiary of assistance  
305 under sections 17b-122, 17b-124 to 17b-132, inclusive, 17b-136 to 17b-  
306 138, inclusive, 17b-194 to 17b-197, inclusive, 17b-222 to 17b-250,  
307 inclusive, 17b-263, 17b-340 to 17b-350, inclusive, 17b-689b and 17b-743  
308 to 17b-747, inclusive.

309 Sec. 4. Subdivision (1) of subsection (a) of section 36a-32 of the general  
310 statutes is repealed and the following is substituted in lieu thereof  
311 (*Effective July 1, 2025*):

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

315 Sec. 5. Subsection (d) of section 51-15 of the general statutes is  
316 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
317 *2025*):

318 (d) The procedure for the hearing and determination of small claims  
319 as the same may be prescribed, from time to time, by the judges of the  
320 Superior Court shall be used in all small claims sessions of the court. The  
321 small claims procedure shall only be applicable to (1) all actions  
322 claiming money damages not in excess of five thousand dollars, except  
323 such procedure shall not be applicable to actions of libel and slander,  
324 and (2) actions claiming loss or damages not in excess of fifteen  
325 thousand dollars sustained by reason of (A) performance of, or offer to  
326 perform, home improvement, as defined in section 20-419, by a  
327 contractor holding a certificate under chapter 400, or (B) a contract for

328 new home construction with a new home construction contractor  
329 holding a certificate under chapter 399a. If an action is brought in the  
330 small claims session by a tenant pursuant to subsection [(g)] (f) of section  
331 47a-21, as amended by this act, to reclaim any part of a security deposit  
332 which may be due, the judicial authority hearing the action may award  
333 to the tenant the damages authorized by subsection [(d)] (c) of said  
334 section and, if authorized by the rental agreement or any provision of  
335 the general statutes, costs, notwithstanding that the amount of such  
336 damages and costs, in the aggregate, exceeds the jurisdictional  
337 monetary limit established by subdivision (1) of this subsection. If a  
338 motion is filed to transfer a small claims matter to the regular docket in  
339 the court, the moving party shall pay the fee prescribed by section 52-  
340 259. The Attorney General or an assistant attorney general, or the head  
341 of any state agency or his or her authorized representative, while acting  
342 in his or her official capacity shall not be required to pay any small  
343 claims court fee. There shall be no charge for copies of service on  
344 defendants in small claims matters.

345 Sec. 6. Subsection (b) of section 51-164n of the general statutes is  
346 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
347 *2025*):

348 (b) Notwithstanding any provision of the general statutes, any person  
349 who is alleged to have committed (1) a violation under the provisions of  
350 section 1-9, 1-10, 1-11, 2-71h, 4b-13, 7-13, 7-14, 7-35 or 7-41, subsection (c)  
351 of section 7-66, section 7-83, 7-147h, 7-148, 7-283, 7-325, 7-393, 8-12, 8-25,  
352 8-27, 9-63, 9-322, 9-350, 10-185, 10-193, 10-197, 10-198, 10-230, 10-251, 10-  
353 254, 10a-35, 12-52, 12-54, 12-129b or 12-170aa, subdivision (3) of  
354 subsection (e) of section 12-286, section 12-286a, 12-292, 12-314b or 12-  
355 326g, subdivision (4) of section 12-408, subdivision (3), (5) or (6) of  
356 section 12-411, section 12-435c, 12-476a, 12-476b, 12-476c, 12-487, 13a-  
357 26b, 13a-71, 13a-107, 13a-113, 13a-114, 13a-115, 13a-117b, 13a-123, 13a-  
358 124, 13a-139, 13a-140, 13a-143b, 13a-253, 13a-263 or 13b-39f, subsection  
359 (f) of section 13b-42, section 13b-90 or 13b-100, subsection (a) of section  
360 13b-108, section 13b-221 or 13b-292, subsection (a) or (b) of section 13b-

361 324, section 13b-336, 13b-337, 13b-338, 13b-410a, 13b-410b or 13b-410c,  
362 subsection (a), (b) or (c) of section 13b-412, section 13b-414 or 14-4,  
363 subdivision (2) of subsection (a) of section 14-12, subsection (d) of  
364 section 14-12, subsection (f) of section 14-12a, subsection (a) of section  
365 14-15a, section 14-16c, 14-20a or 14-27a, subsection (f) of section 14-34a,  
366 subsection (d) of section 14-35, section 14-43, 14-44j, 14-49, 14-50a, 14-58  
367 or 14-62a, subsection (b) of section 14-66, section 14-66a or 14-67a,  
368 subsection (g) of section 14-80, subsection (f) or (i) of section 14-80h,  
369 section 14-97a or 14-98, subsection (a), (b) or (d) of section 14-100a,  
370 section 14-100b, 14-103a, 14-106a, 14-106c, 14-145a, 14-146, 14-152, 14-  
371 153, 14-161 or 14-163b, subsection (f) of section 14-164i, section 14-213b  
372 or 14-219, subdivision (1) of section 14-223a, subsection (d) of section 14-  
373 224, section 14-240, 14-250, 14-253a, 14-261a, 14-262, 14-264, 14-266, 14-  
374 267a, 14-269, 14-270, 14-272b, 14-274, 14-275 or 14-275a, subsection (c) of  
375 section 14-275c, section 14-276, subsection (a) or (b) of section 14-277,  
376 section 14-278, 14-279 or 14-280, subsection (b), (e) or (h) of section 14-  
377 283, section 14-283d, 14-283e, 14-283f, 14-283g, 14-291, 14-293b, 14-296aa,  
378 14-298a, 14-300, 14-300d, 14-300f, 14-319, 14-320, 14-321, 14-325a, 14-326,  
379 14-330 or 14-332a, subdivision (1), (2) or (3) of section 14-386a, section  
380 15-15e, 15-25 or 15-33, subdivision (1) of section 15-97, subsection (a) of  
381 section 15-115, section 16-15, 16-16, 16-44, 16-256e, 16-278 or 16a-15,  
382 subsection (a) of section 16a-21, section 16a-22, subsection (a) or (b) of  
383 section 16a-22h, section 16a-106, 17a-24, 17a-145, 17a-149 or 17a-152,  
384 subsection (b) of section 17a-227, section 17a-465, subsection (c) of  
385 section 17a-488, section 17b-124, 17b-131, 17b-137, 19a-33, 19a-39 or 19a-  
386 87, subsection (b) of section 19a-87a, section 19a-91, 19a-102a, 19a-102b,  
387 19a-105, 19a-107, 19a-113, 19a-215, 19a-216a, 19a-219, 19a-222, 19a-224,  
388 19a-286, 19a-287, 19a-297, 19a-301, 19a-309, 19a-335, 19a-336, 19a-338,  
389 19a-339, 19a-340, 19a-425, 19a-442, 19a-502, 19a-565, 20-7a, 20-14, 20-  
390 153a, 20-158, 20-231, 20-233, 20-249, 20-257, 20-265, 20-324e, 20-329c or  
391 20-329g, subsection (b) of section 20-334, section 20-341l, 20-366, 20-482,  
392 20-597, 20-608, 20-610, 20-623, 21-1, 21-38, 21-39, 21-43, 21-47, 21-48 or  
393 21-63, subsection (d) of section 21-71, section 21-76a or 21-100,  
394 subsection (c) of section 21a-2, subdivision (1) of section 21a-19, section

395 21a-20 or 21a-21, subdivision (1) of subsection (b) of section 21a-25,  
396 section 21a-26, subsection (a) of section 21a-37, section 21a-46, 21a-61,  
397 21a-63, 21a-70b or 21a-77, subsection (b) or (c) of section 21a-79, section  
398 21a-85 or 21a-154, subdivision (1) of subsection (a) of section 21a-159,  
399 section 21a-278b, subsection (c), (d) or (e) of section 21a-279a, section  
400 21a-415a, 21a-421eee, 21a-421fff or 21a-421hhh, subsection (a) of section  
401 21a-430, section 22-12b, 22-13, 22-14, 22-15, 22-16, 22-26g, 22-30, 22-34,  
402 22-35, 22-36, 22-38, 22-39, 22-39f, 22-49, 22-54, 22-61j or 22-61l,  
403 subdivision (1) of subsection (n) of section 22-61l, subsection (f) of  
404 section 22-61m, subdivision (1) of subsection (f) of section 22-61m,  
405 section 22-84, 22-89, 22-90, 22-96, 22-98, 22-99, 22-100 or 22-111o,  
406 subsection (d) of section 22-118l, section 22-167, subsection (c) of section  
407 22-277, section 22-278, 22-279, 22-280a, 22-318a, 22-320h, 22-324a or 22-  
408 326, subsection (b), subdivision (1) or (2) of subsection (e) or subsection  
409 (g) of section 22-344, subsection (a) or (b) of section 22-344b, subsection  
410 (d) of section 22-344d, section 22-344f, 22-350a, 22-354, 22-359, 22-366,  
411 22-391, 22-413, 22-414, 22-415, 22-415c, 22a-66a or 22a-246, subsection (a)  
412 of section 22a-250, section 22a-256g, subsection (e) of section 22a-256h,  
413 section 22a-363 or 22a-381d, subsections (c) and (d) of section 22a-381e,  
414 section 22a-449, 22a-450, 22a-461, 23-4b, 23-38, 23-45, 23-46 or 23-61b,  
415 subsection (a) or subdivision (1) of subsection (c) of section 23-65, section  
416 25-37 or 25-40, subsection (a) of section 25-43, section 25-43d, 25-135, 26-  
417 18, 26-19, 26-21, 26-31, 26-40, 26-40a, 26-42, 26-43, 26-49, 26-54, 26-55, 26-  
418 56, 26-58 or 26-59, subdivision (1) of subsection (d) of section 26-61,  
419 section 26-64, subdivision (1) of section 26-76, section 26-79, 26-87, 26-89,  
420 26-91, 26-94, 26-97, 26-98, 26-104, 26-105, 26-107, 26-114a, 26-117,  
421 subsection (b) of section 26-127, 26-128, 26-128a, 26-131, 26-132, 26-138,  
422 26-139 or 26-141, subdivision (1) of section 26-186, section 26-207, 26-215,  
423 26-217 or 26-224a, subdivision (1) of section 26-226, section 26-227, 26-  
424 230, 26-231, 26-232, 26-244, 26-257a, 26-260, 26-276, 26-280, 26-284, 26-  
425 285, 26-286, 26-287, 26-288, 26-290, 26-291a, 26-292, 26-294, 27-107, 28-13,  
426 29-6a, 29-16, 29-17, 29-25, 29-143o, 29-143z or 29-156a, subsection (b), (d),  
427 (e), (g) or (h) of section 29-161q, section 29-161y or 29-161z, subdivision  
428 (1) of section 29-198, section 29-210, 29-243 or 29-277, subsection (c) of

429 section 29-291c, section 29-316 or 29-318, subsection (b) of section 29-  
430 335a, section 29-381, 30-19f, 30-48a or 30-86a, subsection (b) of section  
431 30-89, subsection (c) or (d) of section 30-117, section 31-3, 31-10, 31-11,  
432 31-12, 31-13, 31-14, 31-15, 31-16, 31-18, 31-23, 31-24, 31-25, 31-32, 31-36,  
433 31-47 or 31-48, subsection (b) of section 31-48b, section 31-51, 31-51g, 31-  
434 52, 31-52a, 31-53 or 31-54, subsection (a) or (c) of section 31-69, section  
435 31-70, 31-74, 31-75, 31-76, 31-76a, 31-89b or 31-134, subsection (i) of  
436 section 31-273, section 31-288, 31-348, 33-624, 33-1017, 34-13d or 34-412,  
437 subdivision (1) of section 35-20, subsection (a) of section 36a-57,  
438 subsection (b) of section 36a-665, section 36a-699, 36a-739, 36a-787, 38a-  
439 2 or 38a-140, subsection (a) or (b) of section 38a-278, section 38a-479qq,  
440 38a-479rr, 38a-506, 38a-548, 38a-626, 38a-680, 38a-713, 38a-733, 38a-764,  
441 38a-786, 38a-828, 38a-829, 38a-885, 42-133hh, 42-230, 42-470 or 42-480,  
442 subsection (a) or (c) of section 43-16q, section 45a-283, 45a-450, 45a-634  
443 or 45a-658, subdivision (13) or (14) of section 46a-54, section 46a-59, 46a-  
444 81b, 46b-22, 46b-24, 46b-34, 46b-38d, 47-34a, 47-47 or 47-53, subsection  
445 [(i)] (h) of section 47a-21, as amended by this act, subdivision (1) of  
446 subsection [(k)] (j) of section 47a-21, as amended by this act, section 49-  
447 2a, 49-8a, 49-16, 52-143 or 52-289, subsection (j) of section 52-362, section  
448 53-133, 53-199, 53-212a, 53-249a, 53-252, 53-264, 53-280, 53-290a, 53-302a,  
449 53-303e, 53-311a, 53-314, 53-321, 53-322, 53-323 or 53-331, subsection (b)  
450 of section 53-343a, section 53-344, subsection (b) or (c) of section 53-344b,  
451 subsection (b) of section 53-345a, section 53-377, 53-422 or 53-450 or  
452 subsection (i) of section 54-36a, or (2) a violation under the provisions of  
453 chapter 268, or (3) a violation of any regulation adopted in accordance  
454 with the provisions of section 12-484, 12-487 or 13b-410, or (4) a violation  
455 of any ordinance, regulation or bylaw of any town, city or borough,  
456 except violations of building codes and the health code, for which the  
457 penalty exceeds ninety dollars but does not exceed two hundred fifty  
458 dollars, unless such town, city or borough has established a payment  
459 and hearing procedure for such violation pursuant to section 7-152c,  
460 shall follow the procedures set forth in this section.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>July 1, 2025</i>	47a-21
Sec. 2	<i>July 1, 2025</i>	17b-114
Sec. 3	<i>July 1, 2025</i>	17b-129(c)
Sec. 4	<i>July 1, 2025</i>	36a-32(a)(1)
Sec. 5	<i>July 1, 2025</i>	51-15(d)
Sec. 6	<i>July 1, 2025</i>	51-164n(b)

**Statement of Purpose:**

To remove provisions limiting the amount a landlord may require for a security deposit from any 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.]*