



House of Representatives

General Assembly

File No. 341

January Session, 2003

House Bill No. 6505

House of Representatives, April 14, 2003

The Committee on Planning and Development reported through REP. WALLACE of the 109th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT CONCERNING THE RETURN OF RENTAL DEPOSITS.

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

1 Section 1. Subdivision (6) of subsection (a) of section 47a-21 of the
2 general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2003*):

4 (6) "Landlord" means any landlord of residential real property, and
5 includes (A) any receiver; (B) any person who is a successor to a
6 landlord or to a landlord's interest; [and] (C) any tenant who sublets
7 [his premises] such tenant's premises; and (D) any person, firm or
8 corporation that manages residential real property on behalf of the
9 landlord.

This act shall take effect as follows:

Section 1	<i>October 1, 2003</i>
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HSG *Joint Favorable C/R*

PD

PD *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact: None

OLR Bill Analysis

HB 6505

AN ACT CONCERNING THE RETURN OF RENTAL DEPOSITS.**SUMMARY:**

This bill includes people, firms, or corporations that manage residential real property for landlords in the definition of, landlords-under the law on residential security deposits. By law, "landlord" means any landlord of residential real property, including (1) any receiver, (2) successor to a landlord or his interest, and (3) any tenant who sublets his premises.

The law:

1. caps the maximum allowable security deposit,
2. sets the interest rate on security deposits at the same rate payable on savings accounts,
3. specifies when deposits must be returned,
4. sets allowable deductions from a security deposit, and
5. imposes a penalty on any landlord that violates these provisions.

The bill also makes a technical change.

EFFECTIVE DATE: October 1, 2003

COMMITTEE ACTION

Housing Committee

Joint Favorable Change of Reference
Yea 13 Nay 0

Planning and Development Committee

Joint Favorable Report

Yea 16 Nay 0