



General Assembly

January Session, 2005

Raised Bill No. 988

LCO No. 3057

03057_____HSG

Referred to Committee on Select Committee on Housing

Introduced by:
(HSG)

**AN ACT CONCERNING THE RETURN OF RENTAL DEPOSITS AND
NOTIFICATION OF THE NAME AND ADDRESS OF A LANDLORD.**

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2 general statutes is repealed and the following is substituted in lieu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, 2005*):

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.

10 Sec. 2. Section 47a-6 of the general statutes is repealed and the
11 following is substituted in lieu thereof (*Effective October 1, 2005*):

12 (a) It is the duty of the landlord or an agent authorized by [him] the
13 landlord, or any successor landlord or such successor's agent to notify
14 the tenant and the department of the municipality in which the tenant

15 resides that has cognizance over housing matters or the land records
16 office of said municipality, in writing, on or before the commencement
17 of the tenancy, or in the case of a successor at the time of such
18 succession, of the name and address of (1) the person authorized to
19 manage the premises, ~~[and]~~ (2) the person who is authorized to receive
20 all notices, demands and service of process, and (3) the landlord. Such
21 [name and address] names and addresses shall be kept current.

22 (b) If the landlord fails to comply with subsection (a) of this section,
23 (1) the person authorized by the landlord to enter into the rental
24 agreement with the tenant shall be deemed the agent of the landlord
25 for [(1)] (A) service of process and receipt of any such notices or
26 demands, and [(2) for] (B) performing the obligations of the landlord
27 under sections 47a-7 and 47a-13 and the rental agreement, and [(3)] (C)
28 expending funds from the rent collected from the premises to perform
29 such obligations, and (2) all rental payments due to the landlord from
30 the tenant shall be deposited and held in an escrow account until such
31 time as the landlord complies with subsection (a) of this section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2005</i>	47a-21(a)(6)
Sec. 2	<i>October 1, 2005</i>	47a-6

Statement of Purpose:

To provide for return of rental deposits and to require that landlord provide notification of name and address.

[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.]