



General Assembly

January Session, 2007

**Committee Bill No. 5254**

LCO No. 4901

\*04901HB05254HSG\*

Referred to Committee on Select Committee on Housing

Introduced by:  
(HSG)

**AN ACT CONCERNING HEAT AND UTILITY CHARGES IN RENTAL HOUSING.**

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

1 Section 1. Subsection (c) of section 16-262e of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2007*):

4 (c) The owner, agent, lessor or manager of a residential dwelling  
5 shall be liable for the costs of all electricity, gas, water or heating fuel  
6 furnished by a public service company, electric supplier, municipal  
7 utility or heating fuel dealer to the building, except for any service  
8 furnished to any dwelling unit of the building on an individually  
9 metered [or] and billed basis for the exclusive use of the occupants of  
10 that dwelling unit. No owner, agent, lessor or manager may separately  
11 charge occupants of a residential dwelling unit for any electricity, gas,  
12 water or heating fuel for which such owner, agent, lessor or manager is  
13 liable under this subsection. If service is not provided on an  
14 individually metered or billed basis and the owner, agent, lessor or  
15 manager fails to pay for such service, any occupant who receives  
16 service in his own name may deduct, in accordance with the

17 provisions of subsection (d) of this section, a reasonable estimate of the  
18 cost of any portion of such service which is for the use of occupants of  
19 dwelling units other than such occupant's dwelling unit.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2007	16-262e(c)

**Statement of Purpose:**

To prevent landlords from charging tenants for heat and utility charges unless individually metered.

*[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.]*

Co-Sponsors: REP. MINER, 66th Dist.

H.B. 5254