



House of Representatives

General Assembly

File No. 709

February Session, 2008

Substitute House Bill No. 5127

House of Representatives, April 23, 2008

The Committee on Judiciary reported through REP. LAWLOR of the 99th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING THE ADMISSION OF ELDERLY PERSONS TO PUBLIC AND SUBSIDIZED HOUSING.

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

- 1 Section 1. (NEW) (*Effective October 1, 2008, and applicable to leases or*
2 *rental agreements entered into, renewed or extended on and after said date*)
3 Any elderly person, as defined in subsection (m) of section 8-113a of
4 the general statutes, who applies for and is accepted for admission to a
5 housing project pursuant to part VI or VII of chapter 128 of the general
6 statutes or pursuant to any other state or federal housing assistance
7 program may terminate the lease or rental agreement for the dwelling
8 unit that he or she occupies at the time of such acceptance, without the
9 penalty or liability for the remaining term of the lease or rental
10 agreement, upon giving thirty days' written notice to the landlord of
11 such dwelling unit.

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

Section 1	<i>October 1, 2008, and applicable to leases or rental agreements entered into, renewed or extended on and after said date</i>	New section
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JUD *Joint Favorable Subst.*

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 chamber thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill allows certain individuals accepted into state or federally subsidized housing to terminate their existing leases or rental agreements without penalty if they provide 30 days written notice to their landlord, and has no fiscal impact.

OLR Bill Analysis**sHB 5127*****AN ACT CONCERNING THE ADMISSION OF ELDERLY PERSONS TO PUBLIC AND SUBSIDIZED HOUSING.*****SUMMARY:**

This bill allows certain elderly and disabled individuals accepted into state or federally subsidized housing to terminate their existing leases or rental agreements without penalty if they provide 30 days written notice to their landlord. The bill applies to low-income seniors age 62 and older and individuals certified as disabled by a federal board or agency.

Currently, if the existing lease does not provide an early termination option, these individuals may be required to forfeit their security deposit or be subject to a lawsuit by the landlord for the outstanding rent on the lease.

EFFECTIVE DATE: October 1, 2008 and applicable to any existing lease or rental agreement entered into, renewed, or extended on or after this date.

BACKGROUND***Legislative History***

The House referred the bill (File 335) to the Judiciary Committee, which reported a substitute specifying that the bill applies to any existing lease or rental agreement entered into, renewed, or extended on or after October 1, 2008.

COMMITTEE ACTION

Select Committee on Aging

Joint Favorable Change of Reference

Yea 11 Nay 0 (03/04/2008)

Planning and Development Committee

Joint Favorable

Yea 20 Nay 0 (03/12/2008)

Judiciary Committee

Joint Favorable Substitute

Yea 29 Nay 0 (04/11/2008)