



General Assembly

Substitute Bill No. 5246

February Session, 2010

* _____ HB05246HS _____ 032210 _____ *

**AN ACT CONCERNING THE PROTECTION OF, AND SERVICES FOR,
VICTIMS OF DOMESTIC VIOLENCE.**

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

1 Section 1. Section 7-73 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2010*):

3 (a) To any person performing the duties required by the provisions
4 of the general statutes relating to registration of marriages, deaths and
5 fetal deaths, the following fees shall be allowed: (1) For the license to
6 marry, ten dollars; and (2) for issuing each burial or removal, transit
7 and burial permit, three dollars.

8 (b) A twenty-dollar surcharge shall be paid to the registrar for each
9 license to marry in addition to the fee for such license established
10 pursuant to subsection (a) of this section. The registrar shall retain one
11 dollar from each such surcharge for administrative costs and shall
12 forward the remainder, on or before the tenth day of the month
13 following each calendar quarter, to the Department of Public Health.
14 The receipts shall be deposited into an account of the State Treasurer
15 and credited to the General Fund for further credit to a separate
16 nonlapsing account established by the Comptroller for use by the
17 Department of Social Services for shelter services for victims of
18 household abuse in accordance with section 17b-850 and by the
19 Department of Public Health for rape crisis services funded under

20 section 19a-2a. Such funds shall be allocated for these purposes by the
21 Office of Policy and Management in consultation with the
22 Commissioners of Social Services and Public Health based on an
23 evaluation of need, service delivery costs and availability of other
24 funds. The Commissioners of Social Services and Public Health shall
25 distribute such funds to the recipient organizations in accordance with
26 such allocations not later than October fifteenth, annually. No such
27 [moneys] funds shall (1) be retained by the Office of Policy and
28 Management, the Commissioner of Social Services or the
29 Commissioner of Public Health for administrative purposes; or (2)
30 supplant any state or federal funds otherwise available for such
31 services.

32 Sec. 2. (NEW) (*Effective October 1, 2010*) (a) Notwithstanding the
33 provisions of chapters 830 and 831 of the general statutes, for rental
34 agreements entered into after December 31, 2010, a tenant who is a
35 victim of family violence, as defined in section 46b-38a of the general
36 statutes, may terminate the rental agreement for the dwelling unit that
37 the tenant occupies at the time he or she is a victim of family violence
38 upon giving not less than five calendar days' written notice to the
39 landlord prior to the date of terminating the agreement. Such notice
40 shall include: (1) A statement that the tenant is a victim of family
41 violence; (2) a statement that the tenant intends to terminate the rental
42 agreement; and (3) a copy of a police or court record related to the
43 family violence or a signed written statement that the tenant or the
44 tenant's parent or child is a victim of family violence, provided such
45 statement is from an employee or agent of a victim services
46 organization, from an attorney or other advocate, or from a medical or
47 other professional from whom the tenant or the tenant's parent or the
48 tenant's child has sought assistance.

49 (b) If the tenant terminates the rental agreement pursuant to
50 subsection (a) of this section, the tenant shall not be liable for more
51 than one-half of one month's rent or more than one-half of the tenant's
52 security deposit, whichever is less, due to early termination of the
53 rental agreement, provided rent has been paid in accordance with the

54 terms of the rental agreement during the twelve-month period,
55 including the grace periods described in section 47a-15a of the general
56 statutes, as amended by this act, or the period of time since the
57 commencement of the term of the rental agreement if less than twelve
58 months, prior to the landlord's receipt of the tenant's notice under this
59 section. The tenant's termination of the rental agreement pursuant to
60 subsection (a) of this section shall not relieve the tenant from liability
61 to the landlord for any rent arrearage incurred prior to such
62 termination of the rental agreement or from liability to the landlord for
63 property damage caused by the tenant.

64 Sec. 3. (NEW) (*Effective October 1, 2010*) Notwithstanding the
65 provisions of chapter 830 of the general statutes, for rental agreements
66 entered into after December 31, 2010, a tenant who is a victim of family
67 violence, as defined in section 46b-38a of the general statutes, may
68 notify the landlord that the tenant is seeking a one-time deferral of the
69 payment of up to one month's rent that is due on the next rent due
70 date. The tenant shall give written notice to the landlord not later than
71 five calendar days before the due date of the rent payment for which
72 the tenant seeks deferral. Such notice shall include: (1) A statement that
73 the tenant is a victim of family violence; (2) a statement that the tenant
74 seeks deferral of one month's rent payment and agrees to make the
75 payment in full not later than six months from the date of the notice;
76 (3) a statement that the tenant does not intend to terminate the rental
77 agreement; and (4) a copy of a police or court record related to the
78 family violence or a signed written statement that the tenant or the
79 tenant's parent or child is a victim of family violence, provided such
80 statement is from an employee or agent of a victim services
81 organization, from an attorney or other advocate, or from a medical or
82 other professional from whom the tenant or the tenant's parent or the
83 tenant's child has sought assistance. If the rent has been paid in
84 accordance with the terms of the rental agreement during the twelve-
85 month period, including the grace periods described in section 47a-15a
86 of the general statutes, as amended by this act, or the period of time
87 since the commencement of the term of the rental agreement if less

88 than twelve months, prior to the landlord's receipt of the tenant's
89 notice and the tenant has provided notice in accordance with this
90 section, the landlord shall defer the payment due on the next rent due
91 date. The landlord shall not take any adverse action against the tenant,
92 including any action under section 47a-15 or 47a-15a of the general
93 statutes, as amended by this act, because of failure to pay such
94 deferred rent payment. In the case of a month-to-month lease, the
95 landlord shall automatically renew the lease for the subsequent month
96 upon receipt of notice in accordance with this section. The landlord
97 shall permit the tenant a period of six months from the date of such
98 notice to pay the deferred rent payment. The tenant's exercise of his or
99 her right to defer one month's rent payment pursuant to this section
100 shall not preclude the landlord from commencing a summary process
101 action for a reason other than the tenant's exercise of such right under
102 this section or section 2 of this act including: (A) Nonpayment of rent
103 for a month subsequent to the month for which the tenant sought a
104 deferral pursuant to this section, (B) a reason described in section 47a-
105 23 of the general statutes, or (C) a reason described in section 47a-31 of
106 the general statutes.

107 Sec. 4. Section 47a-15a of the general statutes is repealed and the
108 following is substituted in lieu thereof (*Effective October 1, 2010*):

109 If rent is unpaid when due and the tenant fails to pay rent within
110 nine days thereafter or, in the case of a one-week tenancy, within four
111 days thereafter, the landlord may terminate the rental agreement in
112 accordance with the provisions of sections 47a-23 to 47a-23b, inclusive,
113 except the landlord may not terminate the rental agreement because a
114 tenant is a victim of family violence, as defined in section 46b-38a, and
115 has invoked the tenant's right to defer payment of up to one month's
116 rent under section 3 of this act.

117 Sec. 5. (NEW) (*Effective October 1, 2010*) A landlord shall not
118 maintain an action or proceeding against a tenant to recover
119 possession of a dwelling unit, demand an increase in rent from a
120 tenant or decrease the services to which the tenant has been entitled

121 because the tenant is a victim of family violence, as defined in section
122 46b-38a of the general statutes, and has invoked a right under section 2
123 or 3 of this act.

124 Sec. 6. (*Effective July 1, 2010*) The sum of two million two hundred
125 fifty thousand dollars is appropriated to the Department of Social
126 Services, from the General Fund, for the fiscal year ending June 30,
127 2011, for the purpose of making grants to domestic violence programs
128 to provide on-site staffing at their emergency shelters twenty-four
129 hours a day, seven days a week.

130 Sec. 7. (NEW) (*Effective July 1, 2010*) (a) The Commissioner of Public
131 Health shall develop and issue public service announcements for the
132 purpose of preventing teen dating violence and family violence, as
133 defined in section 46b-38a of the general statutes.

134 (b) The Commissioner of Public Health shall expend a portion of
135 any funds appropriated to the Department of Public Health to
136 implement community education and outreach programs for the
137 purpose described in subsection (a) of this section.

138 Sec. 8. Section 47a-1 of the general statutes is repealed and the
139 following is substituted in lieu thereof (*Effective July 1, 2010*):

140 As used in this chapter, sections 2, 3 and 5 of this act and sections
141 47a-21, 47a-23 to 47a-23c, inclusive, 47a-26a to 47a-26g, inclusive, 47a-
142 35 to 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46:

143 (a) "Action" includes recoupment, counterclaim, set-off, cause of
144 action and any other proceeding in which rights are determined,
145 including an action for possession.

146 (b) "Building and housing codes" include any law, ordinance or
147 governmental regulation concerning fitness for habitation or the
148 construction, maintenance, operation, occupancy, use or appearance of
149 any premises or dwelling unit.

150 (c) "Dwelling unit" means any house or building, or portion thereof,

151 which is occupied, is designed to be occupied, or is rented, leased or
152 hired out to be occupied, as a home or residence of one or more
153 persons.

154 (d) "Landlord" means the owner, lessor or sublessor of the dwelling
155 unit, the building of which it is a part or the premises.

156 (e) "Owner" means one or more persons, jointly or severally, in
157 whom is vested (1) all or part of the legal title to property, or (2) all or
158 part of the beneficial ownership and a right to present use and
159 enjoyment of the premises and includes a mortgagee in possession.

160 (f) "Person" means an individual, corporation, limited liability
161 company, the state or any political subdivision thereof, or agency,
162 business trust, estate, trust, partnership or association, two or more
163 persons having a joint or common interest, and any other legal or
164 commercial entity.

165 (g) "Premises" means a dwelling unit and the structure of which it is
166 a part and facilities and appurtenances therein and grounds, areas and
167 facilities held out for the use of tenants generally or whose use is
168 promised to the tenant.

169 (h) "Rent" means all periodic payments to be made to the landlord
170 under the rental agreement.

171 (i) "Rental agreement" means all agreements, written or oral, and
172 valid rules and regulations adopted under section 47a-9 or subsection
173 (d) of section 21-70 embodying the terms and conditions concerning
174 the use and occupancy of a dwelling unit or premises.

175 (j) "Roomer" means a person occupying a dwelling unit, which unit
176 does not include a refrigerator, stove, kitchen sink, toilet and shower
177 or bathtub and one or more of these facilities are used in common by
178 other occupants in the structure.

179 (k) "Single-family residence" means a structure maintained and used
180 as a single dwelling unit. Notwithstanding that a dwelling unit shares

181 one or more walls with another dwelling unit or has a common
182 parking facility, it is a single-family residence if it has direct access to a
183 street or thoroughfare and does not share heating facilities, hot water
184 equipment or any other essential facility or service with any other
185 dwelling unit.

186 (l) "Tenant" means the lessee, sublessee or person entitled under a
187 rental agreement to occupy a dwelling unit or premises to the
188 exclusion of others or as is otherwise defined by law.

189 (m) "Tenement house" means any house or building, or portion
190 thereof, which is rented, leased or hired out to be occupied, or is
191 arranged or designed to be occupied, or is occupied, as the home or
192 residence of three or more families, living independently of each other,
193 and doing their cooking upon the premises, and having a common
194 right in the halls, stairways or yards.

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|-------------------------------------------------------------------------------|------------------------|-------------|
| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | <i>July 1, 2010</i> | 7-73 |
| Sec. 2 | <i>October 1, 2010</i> | New section |
| Sec. 3 | <i>October 1, 2010</i> | New section |
| Sec. 4 | <i>October 1, 2010</i> | 47a-15a |
| Sec. 5 | <i>October 1, 2010</i> | New section |
| Sec. 6 | <i>July 1, 2010</i> | New section |
| Sec. 7 | <i>July 1, 2010</i> | New section |
| Sec. 8 | <i>July 1, 2010</i> | 47a-1 |

HS *Joint Favorable Subst.*