



General Assembly

January Session, 2011

Proposed Bill No. 5242

LCO No. 586

Referred to Committee on Housing

Introduced by:
REP. D'AMELIO, 71st Dist.

**AN ACT CONCERNING EVICTION OF A TENANT DUE TO
NONPAYMENT OF RENT.**

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

1 That chapter 832 of the general statutes be amended to provide that
2 (1) payments deposited with the court for use and occupancy during
3 the pendency of a summary process action based on nonpayment of
4 rent shall be deposited in an escrow account, (2) failure of the
5 defendant to post an escrow payment shall terminate the defendant's
6 right to allege any special defenses, (3) any summary process action
7 based on nonpayment of rent in which such escrow payment has not
8 been made shall be privileged in respect to assignment for trial, (4) in
9 any such summary process action that continues for more than one
10 month, such escrow payments shall be made before the tenth day of
11 each subsequent month and shall include the amount of any court fees
12 and costs to reopen the action after judgment has been granted to the
13 plaintiff, and (5) any eviction of a named tenant shall be applicable to
14 unnamed occupants and therefore eliminate the need to name "Jane
15 and John Doe" as parties in the summary process action.

Statement of Purpose:

To revise summary process procedures.