



General Assembly

January Session, 2011

Raised Bill No. 6621

LCO No. 4807

04807_____JUD

Referred to Committee on Judiciary

Introduced by:
(JUD)

**AN ACT CONCERNING EVICTION PROCEEDINGS WITH RESPECT
TO A BREACH OF THE OCCUPANCY LIMIT IN A RENTAL
AGREEMENT.**

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

1 Section 1. Subsection (a) of section 47a-37 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2011*):

4 (a) Within a period of five days after a judgment has been rendered
5 for a plaintiff under the provisions of section 47a-26, 47a-26a, 47a-26b
6 or 47a-26d for any reason other than (1) nonpayment of rent, (2)
7 nuisance committed or permitted by the defendant, (3) the use of or
8 permitting the use of the premises for an immoral or illegal purpose,
9 [or] (4) the ground set forth in subdivision (2) of subsection (a) of
10 section 47a-23, or (5) violation of the rental agreement or lease, or of
11 any rules or regulations adopted in accordance with section 47a-9 or
12 21-70, concerning the occupancy limit for the dwelling unit, any
13 defendant against whom such judgment has been rendered may file an
14 application in triplicate with the clerk of the superior court in which
15 the judgment was rendered, requesting a stay of execution and setting

16 forth the reasons therefor, except that in the case of a judgment
17 rendered against a defendant for nonpayment of rent, if within five
18 days of the date of such judgment the defendant deposits with the
19 clerk of the court the full arrearage, the defendant may then apply for a
20 stay of execution in accordance with this section. The clerk shall
21 distribute such arrearage to the plaintiff in accordance with an order of
22 the court.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2011</i>	47a-37(a)

Statement of Purpose:

To expedite the process for a landlord to remove tenants and individuals who reside with the tenant when there is a continuous breach of the occupancy limits established in the rental agreement.

[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.]