



General Assembly

January Session, 2011

**Proposed Bill No. 467**

LCO No. 888

Referred to Committee on Housing

Introduced by:  
SEN. LOONEY, 11th Dist.

**AN ACT CONCERNING RESIDENTIAL LANDLORDS.**

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

- 1 That the general statutes be amended to (1) require a residential
- 2 landlord to explain, in writing, such landlord's reason for withholding
- 3 all or part of a tenant's security deposit; (2) provide that any landlord
- 4 who fails to produce a written explanation for withholding all or part
- 5 of a security deposit shall be liable to a tenant for treble the amount of
- 6 any part of the security deposit wrongfully withheld; and (3) provide
- 7 that the landlord shall have the burden of proof in any action brought
- 8 by a tenant for the return of a security deposit.

**Statement of Purpose:**

To prevent landlords from realizing a wrongful monetary gain.