



Substitute Senate Bill No. 153

Public Act No. 16-74

AN ACT CONCERNING SECURITY DEPOSITS FOR AGE-RESTRICTED PUBLIC HOUSING.

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

Section 1. Section 47a-22a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2016, and applicable to any tenant who first commenced occupancy on or after October 1, 2016*):

(a) Any housing authority, community housing development corporation, or other corporation approved by the Commissioner of [Social Services] Housing for state financial assistance to provide public housing for senior citizens and disabled persons under the provisions of part VI or VII of chapter 128 shall return any security deposit with interest, [at a rate of not less than four per cent per annum and, on and after October 1, 1982, at a rate of not less than five and one-quarter per cent per annum, and, on and after January 1, 2013, at the rate calculated in accordance with the provisions of subsection (i) of section 47a-21, to any tenant who has resided in such housing for at least one year] to any tenant or former tenant at the time the tenancy is terminated in accordance with the provisions of section 47a-21, as amended by this act.

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(b) Any housing authority, community housing development corporation or other corporation approved by the Commissioner of Housing for state financial assistance to provide public housing for senior citizens and disabled persons under the provisions of part VI or VII of chapter 128 shall, pursuant to a written agreement, permit the payment of a security deposit in installments that are reasonable in light of the income of the tenant. Such written agreement shall include the schedule of installment payments and a determination of the tenant's ability to pay under such a schedule. Such installments shall be payable in equal amounts at approximately equal intervals not exceeding one month over a period of at least twelve months. Interest payable pursuant to section 47a-21, as amended by this act, shall not begin to accrue until the security deposit, including all installments due if applicable, has been paid in full. Nothing in this section shall preclude any such housing authority or corporation from waiving the payment of the security deposit, or agreeing to extend the installment payments over a period of more than twelve months.

Sec. 2. Subdivision (10) of subsection (a) of section 47a-21 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2016*):

(10) "Security deposit" means any advance rental payment [other than] or any installment payment collected pursuant to section 47a-22a, as amended by this act, but does not include an advance payment for the first month's rent [and] or a deposit for a key or any special equipment.

Approved June 1, 2016