



General Assembly

February Session, 2016

Raised Bill No. 5528

LCO No. 2568



Referred to Committee on JUDICIARY

Introduced by:
(JUD)

AN ACT CONCERNING THE ABILITY OF A LANDLORD TO ENTER A DWELLING UNIT TO MAKE NECESSARY REPAIRS.

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

1 Section 1. Section 47a-16 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2016*):

3 (a) A tenant shall not unreasonably withhold consent to the
4 landlord to enter into the dwelling unit in order to inspect the
5 premises, make necessary or agreed to repairs, alterations or
6 improvements, supply necessary or agreed to services or exhibit the
7 dwelling unit to prospective or actual purchasers, mortgagees, tenants,
8 workmen or contractors.

9 (b) A landlord may enter the dwelling unit without consent of the
10 tenant (1) in case of emergency, and (2) during the pendency of a
11 summary process action, commenced by the landlord pursuant to
12 chapter 832, when the tenant unreasonably withholds consent to the
13 landlord's entry into the dwelling unit to make necessary repairs for
14 the benefit of prospective tenants.

15 (c) A landlord shall not abuse the right of entry or use such right of
16 entry to harass the tenant. The landlord shall give the tenant
17 reasonable written or oral notice of his intent to enter and may enter
18 only at reasonable times, except in case of emergency.

19 (d) A landlord may not enter the dwelling unit without the consent
20 of the tenant except (1) in case of emergency, (2) as permitted by
21 section 47a-16a, (3) pursuant to a court order, or (4) if the tenant has
22 abandoned or surrendered the premises.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2016</i>	47a-16

Statement of Purpose:

To permit a landlord to lawfully enter a rented dwelling unit during the pendency of a summary process action in order to make necessary repairs in preparation for a prospective tenant.

[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.]