



STATE OF CONNECTICUT
JUDICIAL BRANCH

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**Testimony of the Judicial Branch
Banking Committee Public Hearing
February 25, 2016**

S.B. 171, An Act Concerning Advance Rental Payments

Thank you for the opportunity to submit written testimony on behalf of the Judicial Branch regarding **S.B. 171, *An Act Concerning Advance Rental Payments***. The Judicial Branch has several concerns with the bill as written.

While we understand and appreciate the proposed changes to current practice, we have concerns about the potential for an increased number of summary process eviction cases brought on the basis of non-payment of rent. Line 213 allows a tenant to apply a security deposit towards "current or future rent payments" and lines 221 and 222 confirm that a tenant is obligated to make any rental payments that may become due during the 15-day waiting period.

Clarification is needed as to which month's payment the security deposit is to be applied pursuant to line 213. As written, this will lead to a great deal of confusion regarding whether rent was paid timely, and a landlord could commence a summary process action without legal grounds to do so. This could lead to an increased number of summary process cases and we would not have the resources to properly address these new cases.

Thank you for your time and attention to this matter.