

Residential Leases: Rent Payments

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Issue

Does the law (1) specify rent payment methods a residential landlord must accept and (2) require residential landlords to provide receipts for rent payments?

Summary

For any lease or rental agreement entered into after September 30, 2013, state law prohibits landlords from requiring that rent be paid by electronic funds transfer. Otherwise, the law is silent on the payment methods a landlord must accept. The law defines “electronic funds transfer” as a funds transfer initiated through an electronic terminal, telephone, computer, or magnetic tape that orders, instructs, or authorizes a financial institution to debit or credit an account. It does not include transfers originated by check, draft, or similar paper instrument ([CGS § 47a-4c](#)).

The law requires landlords to provide receipts for cash rent payments, but not other payment methods. Receipts for cash payments must state the date, amount, and the purpose of the payment ([CGS § 47a-3a\(c\)](#)).

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