



General Assembly

January Session, 2019

Committee Bill No. 693

LCO No. 6398



Referred to Committee on JUDICIARY

Introduced by:
(JUD)

**AN ACT CONCERNING ADDITIONAL HOUSING PROTECTIONS FOR
A VICTIM OF FAMILY VIOLENCE OR SEXUAL ASSAULT.**

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

1 Section 1. (NEW) (*Effective October 1, 2019*) (a) Upon the request of a
2 tenant, a landlord shall change the locks to a tenant's dwelling unit
3 when: (1) The tenant is named as a protected person in (A) a protective
4 or restraining order issued by a court of this state, including, but not
5 limited to, an order issued pursuant to sections 46b-15, 46b-16a, 46b-
6 38c, 53a-40e and 54-1k of the general statutes, that is in effect at the
7 time the tenant makes such request of the landlord, or (B) a foreign
8 order of protection that has been registered in this state pursuant to
9 section 46b-15a of the general statutes, that is in effect at the time the
10 tenant makes such request of the landlord; and (2) the tenant provides
11 a copy of such protective order, restraining order or foreign order of
12 protection to the landlord. A landlord who is required to change a
13 tenant's locks under this subsection shall do so, or in the alternative
14 permit the tenant to do so, not later than two business days after the
15 date that the tenant makes such request.

16 (b) If a landlord fails to change the locks, or fails to permit a tenant

17 the change of the locks within the timeframe prescribed under
18 subsection (a) of this section, the tenant may proceed to change the
19 locks without the landlord's permission. If a tenant changes the locks
20 without the landlord's permission, the tenant shall ensure that the
21 locks are changed in a workmanlike manner, utilizing locks of similar
22 or improved quality as compared to the original locks. The landlord
23 may replace a lock installed by or at the behest of a tenant if the locks
24 installed were not of equal or improved quality or were not installed
25 properly. If a tenant changes the locks to his or her dwelling unit
26 under this subsection, the tenant shall provide a key to the new locks
27 to the landlord not later than two business days after the date on
28 which the locks were changed, except when good cause prevents the
29 tenant from providing a key to the landlord within the prescribed time
30 period.

31 (c) When a landlord changes the locks to a dwelling unit under
32 subsection (a) or (b) of this section, the landlord (1) shall, at or prior to
33 the time of changing such locks, provide a key to the new locks to the
34 tenant, and (2) may charge a fee to the tenant not exceeding the actual
35 reasonable cost of changing the locks. A tenant's inability to pay the
36 cost for replacing the locks shall not be the basis for a summary
37 process action under chapter 832 of the general statutes, but such costs
38 may be recouped by suit against the tenant or as a deduction from the
39 security deposit when the tenant vacates the dwelling unit.

40 (d) If a tenant residing in the dwelling unit is named as the
41 respondent in an order described in subsection (a) of this section and
42 under such order is required to stay away from the dwelling unit, the
43 landlord shall not provide a key to such tenant for the new locks.
44 Absent a court order permitting a tenant who is the respondent in such
45 order to return to the dwelling unit to retrieve personal belongings, the
46 landlord has no duty under the rental agreement or by law to allow
47 such tenant access to the dwelling unit once the landlord has been
48 provided with a court order requiring such tenant to stay away from
49 the dwelling unit, and the landlord shall not permit such tenant to

50 access the dwelling unit. Any tenant excluded from the dwelling unit
51 under this section remains liable under the rental agreement with any
52 other tenant of the dwelling unit for rent or damages to the dwelling
53 unit.

54 (e) A landlord may not require a tenant who is named as a protected
55 person under an order described in subsection (a) of this section to pay
56 additional rent or an additional deposit or fee because of the exclusion
57 of the tenant who is named as the respondent in such order.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2019	New section

Statement of Purpose:

To allow a person who has a valid order of protection to request that such person's landlord change the locks to the person's dwelling unit.

[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.]

Co-Sponsors: SEN. FLEXER, 29th Dist.; REP. HADDAD, 54th Dist.
REP. GILCHREST, 18th Dist.

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