Banking Committee
JOINT FAVORABLE REPORT

Bill No.: SB-926
Title: AN ACT ALLOWING LANDLORDS TO ACCEPT CERTAIN ADVANCE RENTAL PAYMENTS.
Vote Date: 3/12/2019
Vote Action: Joint Favorable Substitute
PH Date: 2/26/2019

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SPONSORS OF BILL:
Banking Committee

REASONS FOR BILL:
To relax certain protections that would incentivize more landlords forward to supply rentals to low income and homeless people. Under current statute landlords cannot accept advanced payments for rental properties. More flexibility is seen to be needed.

RESPONSE FROM ADMINISTRATION/AGENCY:

State of Connecticut Commission on Human Rights and Opportunities

The Commission on Human Rights and Opportunities is in support of SB 926. The Commission points out current rules do not allow landlords to accept advanced rent payments, while many of the programs that assist homeless people pay for the whole year in advance. This makes for an illegal situation that is not advantageous to anyone.

NATURE AND SOURCES OF SUPPORT:

Connecticut Realtors, Board of Directors, Shanyelle Young

The Connecticut Realtors are in favor of SB 926. The Connecticut Realtors state that tenants are disadvantaged when they receive housing assistance from Federal, State, County, Municipal, and Charitable Organizations that pay for the year in advance. Under the current Security Deposit Statute it is illegal for a landlord to receive these advanced payments.
Connecticut Coalition to End Homelessness, CEO, Richard Cho

The Coalition to End Homelessness is in support of SB 926. CCEH feel that there is a need for more flexibility with regard to payment arrangements. In doing so, the goal is to attract more landlords to be more willing to rent to persons that are receiving assistance from rental assistance programs such as Rapid Re-Housing and Rapid Exit. In giving more flexibility to the prescribed situation to ease the ability to do business, CCEH cautions that landlords must not be given the ability to “require advance payments” from prospective tenants. CCEH would like to see a provision in the bill that would prevent landlords from “requiring advance payments.”

NATURE AND SOURCES OF OPPOSITION:

None Provided

Reported by: Robert G Forrest                     Date: 03/14/2019