



General Assembly

Amendment

January Session, 2019

LCO No. 8221



Offered by:

SEN. WITKOS, 8th Dist.

SEN. SAMPSON, 16th Dist.

To: Subst. Senate Bill No. 693

File No. 833

Cal. No. 433

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

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

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

15 (b) After providing the notification required pursuant to subsection
16 (a) of this section, the tenant may proceed to have the locks to the
17 dwelling unit changed, at his or her own expense. The tenant shall use
18 a licensed contractor or registered locksmith to change the locks. The
19 tenant shall ensure that the locks are changed in a workmanlike
20 manner, utilizing locks of similar or improved quality as compared to
21 the original locks. If a tenant changes the locks to his or her dwelling
22 unit under this subsection, the tenant shall provide a key to the new
23 locks to the landlord not later than two business days after the date on
24 which the locks were changed, except when good cause prevents the
25 tenant from providing a key to the landlord within the prescribed time
26 period.

27 (c) If a tenant residing in the dwelling unit is named as the
28 respondent in an order described in subsection (a) of this section and
29 under such order is required to stay away from the dwelling unit, the
30 landlord shall not provide a key to such tenant for the new locks.
31 Absent a court order permitting a tenant who is the respondent in such
32 order to return to the dwelling unit to retrieve his or her possessions
33 and personal effects, the landlord has no duty under the rental
34 agreement or by law to allow such tenant access to the dwelling unit
35 once the landlord has been provided with a court order requiring such
36 tenant to stay away from the dwelling unit, and the landlord shall not
37 permit such tenant to access the dwelling unit. Any tenant excluded
38 from the dwelling unit under this section remains liable under the
39 rental agreement with any other tenant of the dwelling unit for rent or
40 damages to the dwelling unit.

41 (d) A landlord may not require a tenant who is named as a
42 protected person under an order described in subsection (a) of this
43 section to pay additional rent or an additional deposit or fee because of
44 the exclusion of the tenant who is named as the respondent in such
45 order."

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