



General Assembly

January Session, 2021

Committee Bill No. 393

LCO No. 4722



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING ROOM TEMPERATURES IN INSTITUTIONS OF HIGHER EDUCATION AND DWELLING UNITS.

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

1 Section 1. (NEW) (*Effective from passage*) (a) As used in this section,
2 "institution of higher education" means a constituent unit of the state
3 system of higher education, as defined in section 10a-1 of the general
4 statutes, or an independent institution of higher education, as defined
5 in section 10a-173 of the general statutes.

6 (b) In any student dormitory, residence hall or other student housing
7 that is part of an institution of higher education and containing not less
8 than twenty-five student rooms, the institution of higher education shall
9 provide and install, or permit a student resident to install and use,
10 equipment to maintain a reasonable and safe temperature range of not
11 more than eighty-five degrees Fahrenheit in the student room,
12 including, but not limited to, an air conditioning unit.

13 Sec. 2. Subsection (a) of section 47a-7 of the general statutes is
14 repealed and the following is substituted in lieu thereof (*Effective from*
15 *passage*):

16 (a) A landlord shall: (1) Comply with the requirements of chapter
 17 3680 and all applicable building and housing codes materially affecting
 18 health and safety of both the state or any political subdivision thereof;
 19 (2) make all repairs and do whatever is necessary to put and keep the
 20 premises in a fit and habitable condition, except where the premises are
 21 intentionally rendered unfit or uninhabitable by the tenant, a member
 22 of his family or other person on the premises with his consent, in which
 23 case such duty shall be the responsibility of the tenant; (3) keep all
 24 common areas of the premises in a clean and safe condition; (4) maintain
 25 in good and safe working order and condition all electrical, plumbing,
 26 sanitary, heating, ventilating and other facilities and appliances and
 27 elevators, supplied or required to be supplied by him; (5) provide and
 28 maintain appropriate receptacles for the removal of ashes, garbage,
 29 rubbish and other waste incidental to the occupancy of the dwelling unit
 30 and arrange for their removal; [and] (6) supply running water and
 31 reasonable amounts of hot water at all times and reasonable heat except
 32 if the building which includes the dwelling unit is not required by law
 33 to be equipped for that purpose or if the dwelling unit is so constructed
 34 that heat or hot water is generated by an installation within the exclusive
 35 control of the tenant or supplied by a direct public utility connection;
 36 and (7) in any residential building containing not less than twenty-five
 37 dwelling units, provide and install, or permit a tenant to install and use,
 38 equipment to maintain a reasonable and safe temperature range of not
 39 more than eighty-five degrees Fahrenheit in the dwelling unit including,
 40 but not limited to, an air conditioning unit.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	47a-7(a)

Statement of Purpose:

To allow tenants and students to maintain a reasonable temperature range in their dwellings.

[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. OSTEN, 19th Dist.

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