



General Assembly

Amendment

January Session, 2021

LCO No. 7531



Offered by:

REP. MCGEE, 5th Dist.
REP. POLLETTA, 68th Dist.
REP. ZULLO, 99th Dist.

To: Subst. House Bill No. 6433

File No. 135

Cal. No. 129

**"AN ACT CONCERNING INSPECTIONS OF RENTAL PROPERTY
PRIOR TO OCCUPANCY OR TERMINATION AND LATE RENTAL
PAYMENTS."**

- 1 Strike section 1 in its entirety and insert the following in lieu thereof:
- 2 "Section 1. (NEW) (*Effective October 1, 2021*) (a) As used in this section,
- 3 "walk-through" means a physical viewing of the interior of the dwelling
- 4 unit jointly by the landlord and the tenant, or persons they have
- 5 designated, for the purpose of noting and listing their observations of
- 6 conditions within the dwelling unit. On and after January 1, 2022, after
- 7 or at the time of the entry into a rental agreement but prior to the tenant's
- 8 occupancy, a landlord shall offer such tenant the opportunity to do a
- 9 walk-through of the premises of the dwelling unit that is subject to such
- 10 rental agreement with the landlord or the landlord's agent to determine
- 11 the condition of such unit. If the tenant requests such a walk-through,
- 12 the landlord and tenant shall use a copy of the preoccupancy walk-
- 13 through checklist prepared by the Department of Housing pursuant to

14 subsection (c) of this section. The parties shall specifically note any
15 existing conditions, defects or damages to the unit determined from
16 such walk-through. After the walk-through, each party shall sign
17 duplicate copies of the checklist, and each shall receive a copy.

18 (b) Upon the tenant's vacating of the dwelling unit, the landlord may
19 not retain any part of the security deposit collected under chapter 831 of
20 the general statutes for any condition, defect or damage that was noted
21 in the preoccupancy walk-through checklist. Such walk-through
22 checklist shall be admissible, but shall not be conclusive, as evidence of
23 the condition of the dwelling unit at the beginning of a tenant's
24 occupancy in any administrative or judicial proceeding.

25 (c) Not later than January 1, 2022, the Department of Housing shall
26 (1) prepare a standardized walk-through checklist for a landlord and
27 tenant to use to document the condition of a dwelling unit during a
28 preoccupancy walk-through under subsection (a) of this section, and (2)
29 make such checklist available on its Internet web site.

30 (d) The provisions of this section shall not apply to any tenancy
31 pursuant to a rental agreement entered into prior to January 1, 2022."

32 In line 59, strike "amounts" and insert "amount" in lieu thereof

33 Strike lines 73 and 74 in their entirety, and substitute the following in
34 lieu thereof:

35 "charge may not exceed five per cent of the delinquent"

36 In line 78, strike "a" and insert "each" in lieu thereof