



General Assembly

February Session, 2022

Raised Bill No. 5347

LCO No. 2454



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING THE REVIEW OF CRIMINAL HISTORIES FOR PROSPECTIVE TENANTS.

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

1 Section 1. Section 46a-80c of the 2022 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective January 1, 2023*):

4 [(a)] On and after January 1, 2023, it shall be a discriminatory practice
5 [:]

6 [(1) To refuse to sell or rent after the making of a bona fide offer, or to
7 refuse to negotiate for the sale or rental of, or otherwise make
8 unavailable or deny, a dwelling to any person on the basis of the erased
9 criminal history record information of (A) such buyer or renter, (B) a
10 person residing in or intending to reside in such dwelling after it is so
11 sold, rented or made available, or (C) any person associated with such
12 buyer or renter;

13 (2) To discriminate against any person in the terms, conditions or
14 privileges of the sale or rental of a dwelling, or in the provision of
15 services or facilities in connection therewith, on the basis of the erased

16 criminal history record information of (A) such buyer or renter, (B) a
17 person residing in or intending to reside in such dwelling after it is so
18 sold, rented or made available, or (C) any person associated with such
19 buyer or renter;

20 (3) To make, print or publish, or cause to be made, printed or
21 published any notice, statement or advertisement, with respect to the
22 sale or rental of a dwelling that indicates any preference, limitation or
23 discrimination, or to intend to make any such preference, limitation or
24 discrimination, based on the erased criminal history record information
25 of (A) a potential buyer or renter, (B) a person intending to reside in such
26 dwelling after it is sold, rented or made available, or (C) any person
27 associated with such potential buyer or renter;

28 (4) To represent to any person that any dwelling is not available for
29 inspection, sale or rental when such dwelling is in fact so available, on
30 the basis of the erased criminal history record information of (A) a
31 potential buyer or renter, (B) a person intending to reside in such
32 dwelling after it is so sold, rented or made available, or (C) any person
33 associated with such potential buyer or renter;

34 (5) For profit, to induce or attempt to induce any person to sell or rent
35 any dwelling by representations regarding the entry or prospective
36 entry into the neighborhood of a person or persons with erased criminal
37 history record information;

38 (6) For any person or other entity engaging in residential real estate-
39 related transactions to discriminate against any person in making
40 available such a transaction, or in the terms or conditions of such a
41 transaction, on the basis of the erased criminal history record
42 information of (A) the other party in the transaction, (B) a person
43 residing in or intending to reside in a dwelling with such other party, or
44 (C) any person associated with such other party;]

45 [(7) To] to deny any person access to or membership or participation
46 in any multiple-listing service, real estate brokers' organization or other
47 service, organization or facility relating to the business of selling or

48 renting dwellings, or to discriminate against that person in the terms or
49 conditions of such access, membership or participation, on account of
50 that person's erased criminal history record information. [~~;~~ or]

51 [(8) To coerce, intimidate, threaten or interfere with any person in the
52 exercise or enjoyment of, or on account of that person having exercised
53 or enjoyed, or on account of that person having aided or encouraged
54 any other person in the exercise or enjoyment of, any right granted or
55 protected by this section.

56 (b) The provisions of this section shall not apply to (1) the rental of a
57 room or rooms in a unit in a dwelling if the owner actually maintains
58 and occupies part of such unit as the owner's residence, or (2) a unit in
59 a dwelling containing not more than four units if the owner actually
60 maintains and occupies one of such other units as the owner's residence.

61 (c) Nothing in this section limits the applicability of any reasonable
62 state statute or municipal ordinance restricting the maximum number
63 of persons permitted to occupy a dwelling.

64 (d) Nothing in this section prohibits a person engaged in the business
65 of furnishing appraisals of real property to take into consideration
66 factors other than a person's erased criminal history record.]

This act shall take effect as follows and shall amend the following sections:		
Section 1	January 1, 2023	46a-80c

Statement of Purpose:

To allow landlords to consider the erased criminal history of any prospective tenant.

[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.]