

Connecticut Law on Landlords Installing Security Cameras

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Issue

Does state law allow landlords to install security cameras in hallways and stairwells of owner-occupied multi-family rental properties?

The Office of Legislative Research is not authorized to provide legal opinions and this response should not be considered one.

Installing Security Cameras in Multi-Family Dwellings

Although state law does not explicitly authorize landlords to install security cameras in the shared hallways and stairwells of owner-occupied multi-family rental properties, it appears to implicitly allow them to do so, within the framework of existing privacy protection and landlord-tenant laws.

While there are several statutes that protect an individual's privacy, most do not appear to apply to this situation. One statute that may apply is the state voyeurism law ([CGS § 53a-189a](#)). Under this law, a person is guilty of voyeurism when, among other things, he or she, with malice, knowingly photographs, films, videotapes, or otherwise records a person's image (1) without that person's knowledge and consent, (2) while that person is not in plain view, and (3) under circumstances where that person has a reasonable expectation of privacy. A landlord's camera surveillance of hallways and stairwells of a rental property does not appear to meet these criteria since these areas are most likely in plain view and the tenant would not have a reasonable expectation of privacy there.

Additionally, state law requires landlords to, among other things, keep all common areas of the premises (e.g., hallways, entryways, and stairs) in a safe condition ([CGS § 47a-7](#)). Presumably, camera surveillance of these areas is one way of keeping them safe as required by law.

We found no case law that would prohibit a landlord from installing surveillance cameras under these conditions. However, property-specific requirements can be clarified with appropriate local or state agencies (e.g., the [Department of Housing](#) or [Public Housing Agency](#)).

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