

Housing Committee JOINT FAVORABLE REPORT

Bill No.: SB-943
AN ACT CONCERNING THE RETURN OF SECURITY DEPOSITS UPON THE
Title: TERMINATION OF TENANCY.
Vote Date: 2/28/2023
Vote Action: Joint Favorable Substitute
PH Date: 2/7/2023
File No.: 144

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SPONSORS OF BILL:

Rep. Anthony Nolan, 39th Dist.
The Housing Committee

REASONS FOR BILL:

The bill would shorten the timeframe in which landlords would be required to return most security deposit upon the vacancy of their tenants, from the existing thirty days to ten days. This would make it easier for low-income tenants to move to a new living arrangement.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed

NATURE AND SOURCES OF SUPPORT:

American Civil Liberties Union of Connecticut, Policy Counsel, Jess Zaccagnino: The month-long delay in returning the security deposit negatively impacts this State's residents who are most financially at risk. Tenants need the money from their security deposits to move elsewhere.

Connecticut Legal Rights Project, Director, Kathleen Flaherty: Ms. Flaherty stated that "neighboring states of New York (14) and Rhode Island (20), have shorter time periods. Ten days may be too short a time period, but thirty is far too long."

Connecticut Coalition Against Domestic Violence, Liza Andrews: Ms. Andrews stated the reduced time period will positively impact domestic violence victims and "...on their ability to meet the upfront cost of their new living arrangement, facilitating their ability to be safe and stable." Make it easier for survivors to adjust to their new situation.

NATURE AND SOURCES OF OPPOSITION:

Property Managers, David Epstein & Adam Bonoff: (Mr. Epstein and Mr. Bonoff) As property managers they claim the ten-day period is too brief of a period for them to handle. They would need more time to manage potential damages.

Property Owner, Neil Godfrey: Mr. Godfrey says, the ten days is "unreasonable" as "the extent of damages and the ability to determine costs for repairs requires more time." When landlords are limited to ten days, tenants may receive less money back in their security deposit because landlords may be forced to rely on costly "readily available repair estimates."

Housing Provider, Paul Januszewski: The undue financial burdens will be placed on housing providers because of the gap in utility fees. This would increase fees landlords already cover from difficult tenants. The bill does not provide enough time to assess damages with a contractor and to be billed for their labor.

Owner and Property Manager, Santini Villa Apartments, Kevin Santini: Mr. Santini says the current thirty-day timeframe is adequate. It is unrealistic to sort out of the damages including repair quotes and associated labor costs within the proposed ten-day period.

Reported by: David Leal

Date: 3/9/2023