



General Assembly

February Session, 2024

Raised Bill No. 209

LCO No. 237



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT CONCERNING NONRESIDENT LANDLORD REGISTRATION
AND INCREASING PENALTIES FOR REPEAT BUILDING AND FIRE
CODE VIOLATIONS.***

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

1 Section 1. Section 47a-6a of the 2024 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective October 1, 2024*):

4 (a) As used in this section: [.]

5 (1) ["address"] "Address" means a location as described by the full
6 street number, if any, the street name, the city or town, and the state,
7 and not a mailing address such as a post office box; [.]

8 (2) ["dwelling"] "Dwelling unit" means any house or building, or
9 portion thereof, which is rented, leased or hired out to be occupied, or
10 is arranged or designed to be occupied, or is occupied, as the home or
11 residence of one or more persons, living independently of each other,
12 and doing their cooking upon the premises, and having a common right
13 in the halls, stairways or yards; [.]

14 (3) ["agent] "Agent in charge" or "agent" means [one] an individual
15 who manages real [estate] property, including, but not limited to, the
16 collection of rents and supervision and maintenance of such property,
17 including for the purposes of compliance with state and local codes;

18 (4) ["controlling] "Controlling participant" means an individual [that]
19 who exercises day-to-day financial or operational control; [, and]

20 (5) ["project-based] "Project-based housing provider" means a
21 property owner who contracts with the United States Department of
22 Housing and Urban Development to provide housing to tenants under
23 the federal Housing Choice Voucher Program, 42 USC 1437f(o);

24 (6) "Identifying information" means proof of an individual's name,
25 date of birth, current residential address, motor vehicle operator's
26 license number or other identification number issued by any
27 government agency or entity; and

28 (7) "Population" means the number of persons according to the most
29 recent federal decennial census.

30 (b) Any municipality may, and any municipality with a population
31 of not less than twenty-five thousand shall, require the nonresident
32 owner or project-based housing provider of occupied or vacant rental
33 real property to report to the tax assessor, or other municipal [office]
34 officer designated by the municipality, the current residential address
35 of the nonresident owner or project-based housing provider of such
36 property, if the nonresident owner or project-based housing provider is
37 an individual, or the current residential address of the agent in charge
38 of the building, if the nonresident owner or project-based housing
39 provider is a corporation, partnership, trust or other legally recognized
40 entity owning rental real property in the state. If the nonresident owners
41 or project-based housing providers are a corporation, partnership, trust
42 or other legally recognized entity owning rental real property in the
43 state, such report shall also include identifying information and the
44 current residential address of each controlling participant associated
45 with the property. If such residential address changes, notice of the new

46 residential address shall be provided by such nonresident owner,
47 project-based housing provider or agent in charge of the building to the
48 office of the tax assessor or other designated municipal office not more
49 than twenty-one days after the date that the address change occurred. If
50 the nonresident owner, project-based housing provider or agent fails to
51 file an address under this section, the address to which the municipality
52 mails property tax bills for the rental real property shall be deemed to
53 be the nonresident owner, project-based housing provider or agent's
54 current address. Such address may be used for compliance with the
55 provisions of subsection [(c)] (d) of this section.

56 (c) In addition to the residential address required pursuant to
57 subsection (b) of this section, any municipality with a population of not
58 less than twenty-five thousand shall require the nonresident owner,
59 project-based housing provider or agent in charge to report to the tax
60 assessor, or other municipal officer designated by the municipality,
61 accurate identifying information concerning such nonresident owner,
62 project-based housing provider or agent in charge.

63 [(c)] (d) Service of state or municipal orders relating to maintenance
64 of such rental real property or compliance with state law and local codes
65 concerning such real property directed to the nonresident owner,
66 project-based housing provider or agent at the address on file, or
67 deemed to be on file in accordance with the provisions of this section,
68 shall be sufficient proof of service of notice of such orders in any
69 subsequent criminal or civil action against the owner, project-based
70 housing provider or agent for failure to comply with the orders. The
71 provisions of this section shall not be construed to limit the validity of
72 any other means of giving notice of such orders that may be used by the
73 state or such municipality.

74 [(d)] (e) Any person who violates any provision of this section shall
75 have committed [an infraction] a violation.

76 [(e)] (f) Any report provided to a tax assessor pursuant to subsection
77 (b) or (c) of this section [on or after October 1, 2023,] shall be confidential

78 and shall not be disclosed under chapter 14.

79 Sec. 2. Subsection (a) of section 47a-7 of the general statutes is
80 repealed and the following is substituted in lieu thereof (*Effective October*
81 *1, 2024*):

82 (a) A landlord shall: (1) Comply with the requirements of chapter
83 368o and all applicable building and housing codes materially affecting
84 health and safety of both the state or any political subdivision thereof;
85 (2) make all repairs and do whatever is necessary to put and keep the
86 premises in a fit and habitable condition, except where the premises are
87 intentionally rendered unfit or uninhabitable by the tenant, a member
88 of his family or other person on the premises with his consent, in which
89 case such duty shall be the responsibility of the tenant; (3) keep all
90 common areas of the premises in a clean and safe condition; (4) maintain
91 in good and safe working order and condition all electrical, plumbing,
92 sanitary, heating, ventilating and other facilities and appliances and
93 elevators, supplied or required to be supplied by him; (5) provide and
94 maintain appropriate receptacles for the removal of ashes, garbage,
95 rubbish and other waste incidental to the occupancy of the dwelling unit
96 and arrange for their removal; [and] (6) supply running water and
97 reasonable amounts of hot water at all times and reasonable heat except
98 if the building which includes the dwelling unit is not required by law
99 to be equipped for that purpose or if the dwelling unit is so constructed
100 that heat or hot water is generated by an installation within the exclusive
101 control of the tenant or supplied by a direct public utility connection;
102 and (7) comply with the requirements of section 47a-6a, as amended by
103 this act.

104 Sec. 3. Section 29-254a of the general statutes is repealed and the
105 following is substituted in lieu thereof (*Effective October 1, 2024*):

106 Any person who violates any provision of the State Building Code
107 shall, for a first offense, be fined not less than two hundred dollars or
108 more than one thousand dollars or imprisoned not more than six
109 months, or both, and, for any subsequent offense, be fined not less than

110 five hundred dollars or more than two thousand dollars or imprisoned
111 not more than one year, or both.

112 Sec. 4. Section 29-291c of the general statutes is repealed and the
113 following is substituted in lieu thereof (*Effective October 1, 2024*):

114 (a) When the State Fire Marshal or a local fire marshal ascertains that
115 there exists in any building, or upon any premises, a condition that
116 violates the State Fire Prevention Code or Fire Safety Code, the State Fire
117 Marshal or local fire marshal shall order such condition remedied by the
118 owner or occupant of such building or premises. Any such remedy shall
119 be in conformance with all building codes, ordinances, rules and
120 regulations of the municipality involved. Such owner or occupant shall
121 be subject to the penalties prescribed by subsection (e) of this section
122 and, in addition, may be fined fifty dollars a day for each day's
123 continuance of each violation, to be recovered in a proper action in the
124 name of the state.

125 (b) Upon failure of an owner or occupant to abate or remedy a
126 violation pursuant to subsection (a) of this section within a reasonable
127 period of time specified by the State Fire Marshal or the local fire
128 marshal, the local fire marshal shall promptly notify, in writing, the
129 prosecuting attorney having jurisdiction in the municipality in which
130 such violation or condition exists of all of the relevant facts. The local
131 fire marshal may request the chief executive officer, any official of the
132 municipality authorized to institute actions on behalf of the
133 municipality in which the hazard exists or the State Fire Marshal, to
134 apply to any court of equitable jurisdiction for an injunction against
135 such owner or occupant for the purpose of closing or restricting from
136 public service or use the place or premises containing the violation or
137 condition until the violation or condition has been remedied, or the State
138 Fire Marshal may apply for such an injunction without such request.

139 (c) The State Fire Marshal or any local fire marshal empowered to
140 enforce the State Fire Prevention Code or Fire Safety Code may, as an
141 alternative to issuing an order pursuant to subsection (a) of this section,

142 give the owner or occupant a written citation for any violation of the
143 applicable code. No such citation may be issued if the owner or
144 occupant has been previously issued a citation for the same violation by
145 the State Fire Marshal or the local fire marshal within six months prior
146 to the current violation. Such citation shall contain the name and
147 address, if known, of the owner or occupant, the specific offense
148 charged and the time and place of the violation. The citation shall be
149 signed by the State Fire Marshal or local fire marshal and shall be signed
150 by the owner or occupant in acknowledgment that such citation has
151 been received. The State Fire Marshal or local fire marshal shall, if
152 practicable, deliver a copy of the citation to the owner or occupant at the
153 time and place of the violation or shall use some other reasonable means
154 of notification. Any person who is issued a citation for violation of any
155 provision of the State Fire Prevention Code or Fire Safety Code in
156 accordance with this subsection shall be fined not more than two
157 hundred fifty dollars.

158 (d) If a local fire marshal issues a citation pursuant to subsection (c)
159 of this section, the state shall remit to the municipalities in which the
160 violations occurred ninety per cent of the proceeds of the fine and shall
161 remit to the State Treasurer the remaining ten per cent. If the State Fire
162 Marshal issues a citation pursuant to said subsection, the state shall
163 remit to the State Treasurer the entire proceeds of the fine. Each clerk of
164 the Superior Court or the Chief Court Administrator, on or before the
165 thirtieth day of January, April, July and October in each year, shall
166 certify to the Comptroller the amount due for the previous quarter
167 under this subsection to each municipality served by the office of the
168 clerk or official.

169 (e) In addition to the fine prescribed in subsection (a) of this section,
170 any person who violates any provision of the State Fire Prevention Code
171 or Fire Safety Code shall, for a first offense, be fined not less than two
172 hundred dollars or more than one thousand dollars or be imprisoned
173 not more than six months, or both, and, for any subsequent offense, be
174 fined not less than five hundred dollars or more than one thousand
175 dollars or imprisoned not more than one year, or both.

176 Sec. 5. Section 29-394 of the general statutes is repealed and the
177 following is substituted in lieu thereof (*Effective October 1, 2024*):

178 Any person who, by himself or his agent, fails to comply with the
179 written order of a building inspector for the provision of additional exit
180 facilities in a building, the repair or alteration of a building or the
181 removal of a building or any portion thereof, shall, for a first offense, be
182 fined not less than two hundred dollars nor more than one thousand
183 dollars or imprisoned not more than six months, or both, and, for any
184 subsequent offense, be fined not less than five hundred dollars or more
185 than two thousand dollars or imprisoned not more than one year, or
186 both.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	47a-6a
Sec. 2	<i>October 1, 2024</i>	47a-7(a)
Sec. 3	<i>October 1, 2024</i>	29-254a
Sec. 4	<i>October 1, 2024</i>	29-291c
Sec. 5	<i>October 1, 2024</i>	29-394

Statement of Purpose:

To (1) require certain nonresident landlords, project-based housing providers or agents in charge of rental properties to register certain personal identifying information, and (2) to increase penalties for repeat violations of building and fire codes.

[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.]