



General Assembly

Amendment

February Session, 2024

LCO No. 5430



Offered by:

SEN. LOONEY, 11th Dist.
SEN. DUFF, 25th Dist.
SEN. MOORE, 22nd Dist.
SEN. ANWAR, 3rd Dist.
SEN. CABRERA, 17th Dist.
SEN. FLEXER, 29th Dist.
SEN. GASTON, 23rd Dist.
SEN. HOCHADEL, 13th Dist.
SEN. KUSHNER, 24th Dist.
SEN. LESSER, 9th Dist.

SEN. LOPES, 6th Dist.
SEN. MAHER, 26th Dist.
SEN. MARONEY, 14th Dist.
SEN. NEEDLEMAN, 33rd Dist.
SEN. RAHMAN, 4th Dist.
SEN. MARX, 20th Dist.
SEN. MCCRORY, 2nd Dist.
SEN. MILLER P., 27th Dist.
SEN. WINFIELD, 10th Dist.

To: Subst. Senate Bill No. 6

File No. 92

Cal. No. 77

"AN ACT CONCERNING HOUSING."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Section 47a-23c of the 2024 supplement to the general
4 statutes is repealed and the following is substituted in lieu thereof
5 (*Effective October 1, 2024*):

6 (a) (1) Except as provided in subdivision (2) of this subsection, this
7 section applies to any tenant who resides in a building or complex
8 consisting of five or more separate dwelling units or who resides in a

9 mobile manufactured home park and who: [is either: (A) Sixty-two] (A)
10 Is sixty-two years of age or older, or whose spouse, sibling, parent or
11 grandparent is sixty-two years of age or older and permanently resides
12 with that tenant, [or] (B) is a person with a physical or mental disability,
13 as defined in subdivision (12) of section 46a-64b, or whose spouse,
14 sibling, child, parent or grandparent is a person with a physical or
15 mental disability who permanently resides with that tenant, but only if
16 such disability can be expected to result in death or to last for a
17 continuous period of at least twelve months, or (C) has resided in such
18 building or complex or mobile home park for not less than one year.

19 (2) With respect to tenants in common interest communities, this
20 section applies only to (A) a conversion tenant, as defined in subsection
21 (3) of section 47-283, who (i) is described in subdivision (1) of this
22 subsection, or (ii) is not described in subdivision (1) of this subsection
23 but, during a transition period, as defined in subsection (4) of section 47-
24 283, is residing in a conversion condominium created after May 6, 1980,
25 or in any other conversion common interest community created after
26 December 31, 1982, or (iii) is not described in subdivision (1) of this
27 subsection but is otherwise protected as a conversion tenant by public
28 act 80-370, and (B) a tenant who is not a conversion tenant but who is
29 described in subdivision (1) of this subsection if [his] such tenant's
30 landlord owns five or more dwelling units in the common interest
31 community in which the dwelling unit is located.

32 (3) As used in this section, "tenant" includes each resident of a mobile
33 manufactured home park, as defined in section 21-64, including a
34 resident who owns [his own home] the home in which such resident
35 resides, "landlord" includes a "licensee" and an "owner" of a mobile
36 manufactured home park, as defined in section 21-64, "complex" means
37 two or more buildings on the same or contiguous parcels of real
38 property under the same ownership, and "mobile manufactured home
39 park" means a parcel of real property, or contiguous parcels of real
40 property under the same ownership, upon which five or more mobile
41 manufactured homes occupied for residential purposes are located.

42 (b) (1) No landlord may bring an action of summary process or other
43 action to dispossess a tenant described in subsection (a) of this section
44 except for one or more of the following reasons: (A) Nonpayment of
45 rent; (B) refusal to agree to a fair and equitable rent increase, as [defined]
46 described in subsection (c) of this section; (C) material noncompliance
47 with section 47a-11 or subsection (b) of section 21-82, which materially
48 affects the health and safety of the other tenants or which materially
49 affects the physical condition of the premises; (D) voiding of the rental
50 agreement pursuant to section 47a-31, or material noncompliance with
51 the rental agreement; (E) material noncompliance with the rules and
52 regulations of the landlord adopted in accordance with section 47a-9 or
53 21-70; (F) permanent removal by the landlord of the dwelling unit of
54 such tenant from the housing market; or (G) bona fide intention by the
55 landlord to use such dwelling unit as [his] such landlord's principal
56 residence.

57 (2) The ground stated in subparagraph (G) of subdivision (1) of this
58 subsection is not available to the owner of a dwelling unit in a common
59 interest community occupied by a conversion tenant.

60 (3) A tenant may not be dispossessed for a reason described in
61 subparagraph (B), (F) or (G) of subdivision (1) of this subsection during
62 the term of any existing rental agreement.

63 (c) (1) The rent of a tenant protected by this section may be increased
64 only to the extent that such increase is fair and equitable, based on the
65 criteria set forth in section 7-148c.

66 (2) Any such tenant aggrieved by a rent increase or proposed rent
67 increase may file a complaint with the fair rent commission, if any, for
68 the town, city or borough where [his] such tenant's dwelling unit or
69 mobile manufactured home park lot is located; or, if no such fair rent
70 commission exists, may bring an action in the Superior Court to contest
71 the increase. In any such court proceeding, the court shall determine
72 whether the rent increase is fair and equitable, based on the criteria set
73 forth in section 7-148c.

74 (d) A landlord, to determine whether a tenant is a protected tenant,
75 as described in subparagraph (A) or (B) of subdivision (1) of subsection
76 (a) of this section, may request proof of such protected status. On such
77 request, any tenant claiming protection shall provide proof of the
78 protected status within thirty days. [The] If such protected status is
79 based on the physical or mental disability of the tenant or the spouse,
80 sibling, child, parent or grandparent who resides with the tenant, such
81 proof shall include a statement of a physician or an advanced practice
82 registered nurse [in the case of alleged blindness or other physical]
83 concerning such disability.

84 (e) (1) On and after January 1, [2024] 2025, whenever a dwelling unit
85 located in a building or complex consisting of five or more separate
86 dwelling units or in a mobile manufactured home park is rented to, or a
87 rental agreement is entered into or renewed with, a tenant, the landlord
88 of such dwelling unit or such landlord's agent shall provide such tenant
89 with written notice of the provisions of subsections (b) and (c) of this
90 section in a form as described in subdivision (2) of this subsection.

91 (2) Not later than December 1, [2023] 2024, the Commissioner of
92 Housing shall create a notice to be used by landlords, pursuant to
93 subdivision (1) of this subsection, to inform tenants of the rights
94 provided to protected tenants under subsections (b) and (c) of this
95 section. Such notice shall be a one-page, plain-language summary of
96 such rights and shall be available in both English and Spanish. Not later
97 than December 1, [2023] 2024, such notice shall be posted on the
98 Department of Housing's Internet web site.

99 (3) Not later than December 1, 2028, the commissioner shall (A)
100 translate the notice required under subdivision (2) of this subsection
101 into the five most commonly spoken languages in the state, as
102 determined by the commissioner, and (B) post such translations on the
103 Department of Housing's Internet web site not later than December 1,
104 2028."

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2024</i>	47a-23c
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