



House of Representatives

General Assembly

File No. 264

January Session, 2025

Substitute House Bill No. 6891

House of Representatives, March 26, 2025

The Committee on Housing reported through REP. FELIPE of the 130th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT PROHIBITING A LANDLORD FROM REQUIRING A SECURITY DEPOSIT IN EXCESS OF ONE MONTH'S RENT FROM ANY TENANT.

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

1 Section 1. Subsections (a) and (b) of section 47a-21 of the general
2 statutes are repealed and the following is substituted in lieu thereof
3 (*Effective July 1, 2025, and applicable to rental agreements entered into on or*
4 *after said date*):

5 (a) As used in this chapter:

6 (1) "Accrued interest" means the interest due on a security deposit as
7 provided in subsection (i) of this section, compounded annually to the
8 extent applicable.

9 (2) "Commissioner" means the Banking Commissioner.

10 (3) "Escrow account" means any account at a financial institution
11 which is not subject to execution by the creditors of the escrow agent

12 and includes a clients' funds account.

13 (4) "Escrow agent" means the person in whose name an escrow
14 account is maintained.

15 (5) "Financial institution" means any state bank and trust company,
16 national bank, savings bank, federal savings bank, savings and loan
17 association, and federal savings and loan association that is located in
18 this state.

19 (6) "Forwarding address" means the address to which a security
20 deposit may be mailed for delivery to a former tenant.

21 (7) "Landlord" means any landlord of residential real property, and
22 includes (A) any receiver; (B) any successor; and (C) any tenant who
23 sublets his premises.

24 (8) "Receiver" means any person who is appointed or authorized by
25 any state, federal or probate court to receive rents from tenants, and
26 includes trustees, executors, administrators, guardians, conservators,
27 receivers, and receivers of rent.

28 (9) "Rent receiver" means a receiver who lacks court authorization to
29 return security deposits and to inspect the premises of tenants and
30 former tenants.

31 (10) "Residential real property" means real property containing one
32 or more residential units, including residential units not owned by the
33 landlord, and containing one or more tenants who paid a security
34 deposit.

35 (11) "Security deposit" means any advance rental payment, or any
36 installment payment collected pursuant to section 47a-22a, except an
37 advance payment for the first month's rent or a deposit for a key or any
38 special equipment.

39 (12) "Successor" means any person who succeeds to a landlord's
40 interest whether by purchase, foreclosure or otherwise and includes a

41 receiver.

42 (13) "Tenant" means a tenant, as defined in section 47a-1, or a resident,
43 as defined in section 21-64.

44 (14) "Tenant's obligations" means (A) the amount of any rental or
45 utility payment due the landlord from a tenant; (B) a tenant's obligations
46 under the provisions of section 47a-11; and (C) the actual reasonable cost
47 of changing the locks of the dwelling unit pursuant to section 47a-7b, if
48 the tenant has not paid such cost.

49 (b) (1) [In the case of a tenant under sixty-two years of age, a] A
50 landlord shall not demand a security deposit in an amount that exceeds
51 [two months'] one month's rent.

52 (2) [In the case of a tenant sixty-two years of age or older, a landlord
53 shall not demand a security deposit in an amount that exceeds one
54 month's rent.] Any landlord who has received a security deposit in an
55 amount that exceeds one month's rent from a tenant [who becomes
56 sixty-two years of age after paying such security deposit] shall return
57 the portion of such security deposit that exceeds one month's rent to the
58 tenant upon the tenant's request.

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| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | <i>July 1, 2025, and applicable to rental agreements entered into on or after said date</i> | 47a-21(a) and (b) |

Statement of Legislative Commissioners:

The effective date was changed to add reference to rental agreements entered into on or after the effective date to avoid a potential impairment of contract issue.

HSG Joint Favorable Subst. -LCO

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill, which decreases security deposit limits that landlords may require and requires landlords to return excess deposits, does not result in a fiscal impact to the state because the state is not a direct residential landlord.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis

sHB 6891

AN ACT PROHIBITING A LANDLORD FROM REQUIRING A SECURITY DEPOSIT IN EXCESS OF ONE MONTH'S RENT FROM ANY TENANT.

SUMMARY

This bill caps at one month's rent the maximum security deposit amount that residential landlords can require from any tenant. Under current law, the cap is (1) two months' rent for tenants under age 62 and (2) one month's rent for those at least age 62.

Current law requires a landlord who received a security deposit of more than one month's rent from a tenant who turns age 62 after paying it to return the overage at the tenant's request. The bill instead applies this requirement to all tenants, regardless of age.

EFFECTIVE DATE: July 1, 2025, and applicable to rental agreements entered into on or after this date.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 12 Nay 6 (03/06/2025)