



Senate

General Assembly

File No. 205

January Session, 2025

Substitute Senate Bill No. 1302

Senate, March 25, 2025

The Committee on Housing reported through SEN. MARX of the 20th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT PROHIBITING THE EVICTION OF A RESIDENTIAL TENANT FOR NONPAYMENT OF RENT IF THE LANDLORD'S ONLINE RENTAL PAYMENT SYSTEM PREVENTS SUCH PAYMENT OF RENT.

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

1 Section 1. Subsection (a) of section 47a-23 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective July 1,*
3 *2025*):

4 (a) When the owner or lessor, or the owner's or lessor's legal
5 representative, or the owner's or lessor's attorney-at-law, or in-fact,
6 desires to obtain possession or occupancy of any land or building, any
7 apartment in any building, any dwelling unit, any trailer, or any land
8 upon which a trailer is used or stands, and (1) when a rental agreement
9 or lease of such property, whether in writing or by parol, terminates for
10 any of the following reasons: (A) By lapse of time; (B) by reason of any
11 expressed stipulation therein; (C) violation of the rental agreement or
12 lease or of any rules or regulations adopted in accordance with section
13 47a-9 or 21-70; (D) nonpayment of rent within the grace period provided

14 for residential property in section 47a-15a or 21-83, except the provisions
 15 of this subparagraph shall not apply if the owner or lessor's online rental
 16 payment system prevents such payment of rent within the grace period
 17 provided for residential property in section 47a-15a or 21-83; (E)
 18 nonpayment of rent when due for commercial property; (F) violation of
 19 section 47a-11 or subsection (b) of section 21-82; (G) nuisance, as defined
 20 in section 47a-32, or serious nuisance, as defined in section 47a-15 or
 21 21-80; or (2) when such premises, or any part thereof, is occupied by one
 22 who never had a right or privilege to occupy such premises; or (3) when
 23 one originally had the right or privilege to occupy such premises but
 24 such right or privilege has terminated; or (4) when an action of summary
 25 process or other action to dispossess a tenant is authorized under
 26 subsection (b) of section 47a-23c for any of the following reasons: (A)
 27 Refusal to agree to a fair and equitable rent increase, as defined in
 28 subsection (c) of section 47a-23c, (B) permanent removal by the landlord
 29 of the dwelling unit of such tenant from the housing market, or (C) bona
 30 fide intention by the landlord to use such dwelling unit as such
 31 landlord's principal residence; or (5) when a farm employee, as
 32 described in section 47a-30, or a domestic servant, caretaker, manager
 33 or other employee, as described in subsection (b) of section 47a-36,
 34 occupies such premises furnished by the employer and fails to vacate
 35 such premises after employment is terminated by such employee or the
 36 employer or after such employee fails to report for employment, such
 37 owner or lessor, or such owner's or lessor's legal representative, or such
 38 owner's or lessor's attorney-at-law, or in-fact, shall give notice to each
 39 lessee or occupant to quit possession or occupancy of such land,
 40 building, apartment or dwelling unit, at least three days before the
 41 termination of the rental agreement or lease, if any, or before the time
 42 specified in the notice for the lessee or occupant to quit possession or
 43 occupancy.

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

Section 1	July 1, 2025	47a-23(a)
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Statement of Legislative Commissioners:

In Subsec. (a)(1)(D) "except this subparagraph" was changed to "except the provisions of this subparagraph" for consistency with standard drafting conventions.

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:

Municipalities	Effect	FY 26 \$	FY 27 \$
Various Municipalities	Potential Savings	Minimal	Minimal

Explanation

The bill, which prohibits landlords for starting eviction proceedings for nonpayment of rent due to online payment system issues, is not anticipated to have a fiscal impact to the state. To the extent the bill results in fewer evictions, there may be a potential savings to municipalities associated with storing less possessions of evicted tenants, beginning in FY 26.

The court system disposes of over 20,000 housing summary process cases annually. The possible reduction in summary process filings is not anticipated to have a material change on the Judicial Department's operations.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of evictions and property municipalities must store as a result.

OLR Bill Analysis**sSB 1302*****AN ACT PROHIBITING THE EVICTION OF A RESIDENTIAL TENANT FOR NONPAYMENT OF RENT IF THE LANDLORD'S ONLINE RENTAL PAYMENT SYSTEM PREVENTS SUCH PAYMENT OF RENT.*****SUMMARY**

This bill prohibits residential landlords from starting an eviction proceeding for nonpayment of rent if their online rental payment system prevents the tenant from paying his or her rent during the law's existing grace period.

Existing law allows a landlord (i.e. owner or lessor) or his or her legal representative or attorney to start an eviction proceeding by serving a notice to quit possession when a residential tenant does not pay his or her rent within a nine-day grace period beginning the day after rent is due. This grace period also generally applies to residents of mobile manufactured home parks. (The grace period is four days for one-week tenancies.)

EFFECTIVE DATE: July 1, 2025

BACKGROUND***Beginning an Eviction Proceeding***

By law, once a landlord has a ground for eviction, he or she begins the process by serving the tenant with a notice to quit possession. The landlord must serve it at least three days before a rental agreement is terminated or before the time the notice to quit specifies (in other words, the landlord must give the tenant at least three full days to move out).

If the tenant fails to respond to this notice by refusing to move from the rented premises, the landlord may start proceedings in Superior Court by filing a summons and complaint. The tenant may respond to

the complaint; if he or she contests the action, the court may try the case and enter judgment. If the court rules for the landlord, it orders the judgment executed, and a state marshal removes the tenant and his or her belongings.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 11 Nay 7 (03/06/2025)