
OLR Bill Analysis

sHB 6839

AN ACT INCREASING THE NUMBER OF CHILDREN PERMITTED IN FAMILY CHILD CARE HOMES AND CONCERNING THE OPERATION OF FAMILY CHILD CARE HOMES AND GROUP CHILD CARE HOMES IN CONDOMINIUMS AND RENTAL UNITS.

SUMMARY

The bill allows family child care homes, where licensed child care is provided in a private family home, to serve a maximum of 12 children rather than nine if the provider has an early childhood commissioner-approved assistant or substitute staff member present (§ 1).

By law, the individual provider can serve up to six children, including the provider's own children who are not in school full time. Current law permits an additional three children, including the provider's own children, if an assistant or a substitute staff member is present.

The bill also bans rental agreements and condominium and common interest community association declarations from prohibiting or restricting a person from operating a licensed family or group child care home (§§ 2-4). Additionally, the bill allows a landlord to require a security deposit that exceeds two months' rent for a tenant who operates a licensed family or group child care home (§ 5).

Additionally, the bill allows a licensed family or group child care home operator to name the operator's landlord, condominium association, or common interest community association as an additional insured party in any renter's or homeowner's insurance policy providing the operator's coverage if it was issued or renewed on or after July 1, 2025 (§ 6).

By law a group child care home (1) offers or provides care to between 7 and 12 related or unrelated children on a regular basis or (2) meets the

family child care home definition except that it is not in a private family home.

EFFECTIVE DATE: July 1, 2025

§§ 2 & 5 — RENTAL AGREEMENTS AND CHILD CARE OPERATORS

The bill prevents rental agreements entered into or amended on or after July 1, 2025, from prohibiting or restricting a tenant from operating a licensed family or group child care home.

Relatedly, the bill raises the security deposit maximum amount a landlord can charge a tenant who operates a licensed family or group child care home. Under current law, a landlord cannot require a security deposit of more than two months' rent from tenants under age 62 or more than one month's rent for tenants aged 62 or older. The bill allows a landlord to require a security deposit in an amount that exceeds two months' rent for a tenant who operates a licensed family or group child care home, regardless of the tenant's age.

§§ 3 & 4 — CONDOMINIUM AND COMMON INTEREST COMMUNITIES AND CHILD CARE OPERATORS

Current condominium and common interest community law permits the association declarations to restrict the uses of a unit. The bill creates an exception to this that prevents any declaration executed on or after July 1, 2025, from prohibiting the operation of a licensed family or group child care home in a unit.

COMMITTEE ACTION

Committee on Children

Joint Favorable Substitute

Yea 13 Nay 4 (03/06/2025)