
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)