



General Assembly

February Session, 2026

Raised Bill No. 5359

LCO No. 1958



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING PROVISIONS IN RESIDENTIAL RENTAL AGREEMENTS.

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

1 Section 1. Section 47a-4c of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2026, and*
3 *applicable to rental agreements entered into or renewed on or after October 1,*
4 *2026*):

5 For any lease or rental agreement executed on or after October 1,
6 2013, no landlord of residential real property shall require electronic
7 funds transfer as the exclusive form of payment of rent or a security
8 deposit. For purposes of this section, "electronic funds transfer" means
9 any transfer of funds that is initiated through an electronic terminal,
10 telephone or computer or magnetic tape so as to order, instruct or
11 authorize a financial institution to debit or credit an account but shall
12 not include any transfer originated by check, draft or similar paper
13 instrument. For any lease or rental agreement entered into or renewed
14 on or after October 1, 2026, every landlord of residential real property
15 shall provide at least one method for the payment of rent that can be

16 made by the tenant at no additional fee.

17 Sec. 2. Subsection (a) of section 47a-4 of the general statutes is
18 repealed and the following is substituted in lieu thereof (*Effective October*
19 *1, 2026*):

20 (a) A rental agreement shall not provide that the tenant: (1) Agrees to
21 waive or forfeit rights or remedies under this chapter and sections 47a-
22 21, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26g, inclusive, 47a-35 to
23 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section of
24 the general statutes or any municipal ordinance unless such section or
25 ordinance expressly states that such rights may be waived; (2)
26 authorizes the landlord to confess judgment on a claim arising out of the
27 rental agreement; (3) agrees to the exculpation or limitation of any
28 liability of the landlord arising under law or to indemnify the landlord
29 for that liability or the costs connected therewith; (4) agrees to waive his
30 right to the interest on the security deposit pursuant to section 47a-21;
31 (5) agrees to permit the landlord to dispossess him without resort to
32 court order; (6) consents to the distraint of his property for rent; (7)
33 agrees to pay the landlord's attorney's fees in excess of fifteen per cent
34 of any judgment against the tenant in any action in which money
35 damages are awarded; (8) agrees to pay a late charge prior to the
36 expiration of the grace period set forth in section 47a-15a or to pay rent
37 in a reduced amount if such rent is paid on or prior to the expiration of
38 such grace period; (9) agrees to pay a late charge on rent payments made
39 subsequent to such grace period in an amount exceeding the amounts
40 set forth in section 47a-15a; [or] (10) agrees to pay a heat or utilities
41 surcharge if heat or utilities is included in the rental agreement; (11)
42 agrees to increased rental or other specific payment amounts for a time
43 period after the expiration of the lease; or (12) for a tenant who is paying
44 a reduced rental rate, agrees to pay a higher rent upon breach of the
45 rental agreement.

46 Sec. 3. Subsection (c) of section 47a-7d of the 2026 supplement to the
47 general statutes is repealed and the following is substituted in lieu

48 thereof (*Effective from passage, and applicable to rental agreements entered*
49 *into or renewed on or after October 1, 2026*):

50 (c) Not later than January 1, 2026, the Department of Housing shall
51 publish, on the department's Internet web site, a standardized rental
52 terms summary form, and, not later than July 1, 2026, the department
53 shall publish, on its Internet web site, an updated version of such form
54 consistent with the provisions of this subsection. Such form shall clearly
55 summarize the key terms of a written rental agreement, including, but
56 not limited to, the term of the rental agreement, the name of the
57 landlord, the point of contact for property management purposes, the
58 name of each tenant and the total periodic rent determined in
59 accordance with the provisions of subsection (a) of this section. Such
60 summary form shall be published and provided in both English and
61 Spanish and, on and after October 1, 2026, the amount, if any, that the
62 tenant shall be charged in accordance with the provisions of section 47a-
63 15a if the rent is not paid within the grace period provided in said
64 section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026, and applicable to rental agreements entered into or renewed on or after October 1, 2026</i>	47a-4c
Sec. 2	<i>October 1, 2026</i>	47a-4(a)
Sec. 3	<i>from passage, and applicable to rental agreements entered into or renewed on or after October 1, 2026</i>	47a-7d(c)

Statement of Purpose:

To (1) provide for the availability of at least one method of rental payment at no cost to a residential tenant, (2) prohibit the increase of rental charges upon breaches of a rental agreement, (3) prohibit the use

of rental agreement clauses providing that the tenant agrees to increased rental payments after the expiration of the lease, and (4) provide for disclosure of late fees.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]