



STATE OF CONNECTICUT DEPARTMENT OF HOUSING



Seila Mosquera-Bruno
Commissioner

TESTIMONY OF SEILA MOSQUERA-BRUNO COMMISSIONER OF HOUSING

HOUSING COMMITTEE

February 24th, 2026

Good morning, Senator Marx, Representative Felipe, Senator Sampson, Representative Scott and distinguished members of the Housing Committee. I am Seila Mosquera-Bruno, the Commissioner of the Department of Housing. I appreciate the opportunity to offer testimony in support of these legislative proposals.

[Raised H.B. No. 5257: AN ACT PROHIBITING A LANDLORD FROM REQUIRING A SECURITY DEPOSIT IN EXCESS OF ONE MONTH'S RENT FROM ANY TENANT.](#)

This bill seeks to limit security deposits to 1 month for any tenant. Various iterations of this concept have come before the committee in previous legislative sessions by the Department, and separately by stakeholders advocating on behalf of low-income constituencies. The current rental market requires two months' security deposit in addition to one month's rent which is essentially the equivalent of a down payment for a rental unit. Almost half of the country allows for less than two months' maximum security deposit by law. This proposal promotes affordability and increased access to housing at all income levels.

[H.B. No. 5092: AN ACT PROTECTING RENTERS FROM RENT INCREASES UPON CHANGE OF OWNERSHIP](#)

This proposal seeks to control the cost of housing by authorizing local fair rent commissions to recognize limits on rent increases by new owners. Under this proposal, an increase greater than 5 percent (5%) would automatically be considered harsh and unconscionable unless a new owner completes renovations to at least two primary building systems, including but not limited to plumbing, heating/air conditioning, electrical, building envelope, or foundation — which require significant expenditure relative to the fair market value of the property. The proposal adds to the set of criteria that should be used when determining if a rent increase is harsh and unconscionable. We believe this bill empowers Fair Rent Commissions as it provides them with concrete guidance on how to assess rent increases, and recourse for action based on their determinations.

The bill also seeks to promote affordability; its effect can be measured by analyzing changes in fair market rents over time. Based on our analysis, there are a half a dozen States, where there is some form of rent increase limitation, whether at the state, city or county level. Although we do not currently have information on the relative success of these initiatives, it is our belief that this proposal, in conjunction with the efforts of our local Fair Rent Commissions, can have a positive and stabilizing effect on our housing market.