



General Assembly

February Session, 2020

Raised Bill No. 5245

LCO No. 1274



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT INCREASING THE PERMISSIBLE AMOUNT OF SECURITY DEPOSIT A LANDLORD MAY CHARGE.

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

1 Section 1. Subsection (b) of section 47a-21 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective October*
3 *1, 2020*):

4 (b) (1) In the case of a tenant under sixty-two years of age, a landlord
5 shall not demand a security deposit in an amount that exceeds [two]
6 three months' rent.

7 (2) In the case of a tenant sixty-two years of age or older, a landlord
8 shall not demand a security deposit in an amount that exceeds one
9 month's rent. Any landlord who has received a security deposit in an
10 amount that exceeds one month's rent from a tenant who becomes sixty-
11 two years of age after paying such security deposit shall return the
12 portion of such security deposit that exceeds one month's rent to the
13 tenant upon the tenant's request.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2020</i>	47a-21(b)

Statement of Purpose:

To permit a landlord to require a tenant pay a security deposit of up to three months' rent.

[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.]