



General Assembly

January Session, 2023

**Governor's Bill No. 6666**

LCO No. 3917



Referred to Committee on HOUSING

Introduced by:

Request of the Governor Pursuant  
to Joint Rule 9

***AN ACT EXPANDING RENTERS' RIGHTS.***

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2 repealed and the following is substituted in lieu thereof (*Effective October*  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, 2023*):

4 (b) (1) [In the case of a tenant under sixty-two years of age, a] A  
5 landlord shall not demand a security deposit in an amount that exceeds  
6 [two months'] one month's 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 prior to October 1, 2023, from a  
11 tenant who becomes sixty-two years of age after paying such security  
12 deposit shall return the portion of such security deposit that exceeds one  
13 month's rent to the tenant upon the tenant's request. Any landlord who  
14 has received a security deposit in an amount that exceeds one month's

15 rent from a tenant prior to October 1, 2023, other than a tenant who  
16 becomes sixty-two years of age after paying such security deposit, may,  
17 subject to the provisions of this section, retain such deposit until the time  
18 the tenancy is terminated.

19 Sec. 2. Subparagraph (A) of subdivision (7) of subsection (c) of section  
20 7-148 of the general statutes is repealed and the following is substituted  
21 in lieu thereof (*Effective October 1, 2023*):

22 (7) (A) (i) Make rules relating to the maintenance of safe and sanitary  
23 housing and prescribe civil penalties for the violation of such rules not  
24 to exceed one thousand dollars per violation;

25 (ii) Regulate the mode of using any buildings when such regulations  
26 seem expedient for the purpose of promoting the safety, health, morals  
27 and general welfare of the inhabitants of the municipality;

28 (iii) Regulate and prohibit the moving of buildings upon or through  
29 the streets or other public places of the municipality, and cause the  
30 removal and demolition of unsafe buildings and structures;

31 (iv) Regulate and provide for the licensing of parked trailers when  
32 located off the public highways, and trailer parks or mobile  
33 manufactured home parks, except as otherwise provided by special act  
34 and except where there exists a local zoning commission so empowered;

35 (v) Establish lines beyond which no buildings, steps, stoop, veranda,  
36 billboard, advertising sign or device or other structure or obstruction  
37 may be erected;

38 (vi) Regulate and prohibit the placing, erecting or keeping of signs,  
39 awnings or other things upon or over the sidewalks, streets and other  
40 public places of the municipality;

41 (vii) Regulate plumbing and house drainage;

42 (viii) Prohibit or regulate the construction of dwellings, apartments,  
43 boarding houses, hotels, commercial buildings, youth camps or

44 commercial camps and commercial camping facilities in such  
45 municipality unless the sewerage facilities have been approved by the  
46 authorized officials of the municipality;

47 Sec. 3. Section 46a-81e of the general statutes is repealed and the  
48 following is substituted in lieu thereof (*Effective October 1, 2023*):

49 (a) It shall be a discriminatory practice in violation of this section:

50 (1) To refuse to sell or rent after the making of a bona fide offer, or to  
51 refuse to negotiate for the sale or rental of, or otherwise make  
52 unavailable or deny, a dwelling to any person because of sexual  
53 orientation or civil union status.

54 (2) To discriminate against any person in the terms, conditions, or  
55 privileges of sale or rental of a dwelling, or in the provision of services  
56 or facilities in connection therewith, because of sexual orientation or  
57 civil union status.

58 (3) To make, print or publish, or cause to be made, printed or  
59 published any notice, statement, or advertisement, with respect to the  
60 sale or rental of a dwelling that indicates any preference, limitation, or  
61 discrimination based on sexual orientation or civil union status, or an  
62 intention to make any such preference, limitation or discrimination.

63 (4) (A) To represent to any person because of sexual orientation or  
64 civil union status, that any dwelling is not available for inspection, sale  
65 or rental when such dwelling is in fact so available. (B) It shall be a  
66 violation of this subdivision for any person to restrict or attempt to  
67 restrict the choices of any buyer or renter to purchase or rent a dwelling  
68 (i) to an area which is substantially populated, even if less than a  
69 majority, by persons of the same sexual orientation or civil union status  
70 as the buyer or renter, (ii) while such person is authorized to offer for  
71 sale or rent another dwelling which meets the housing criteria as  
72 expressed by the buyer or renter to such person, and (iii) such other  
73 dwelling is in an area which is not substantially populated by persons  
74 of the same sexual orientation or civil union status as the buyer or renter.

75 As used in this subdivision, "area" means municipality, neighborhood  
76 or other geographic subdivision which may include an apartment or  
77 condominium complex.

78 (5) For profit, to induce or attempt to induce any person to sell or rent  
79 any dwelling by representations regarding the entry or prospective  
80 entry into the neighborhood of a person or persons of a particular sexual  
81 orientation or civil union status.

82 (6) For any person or other entity engaging in residential-real-estate-  
83 related transactions to discriminate against any person in making  
84 available such a transaction, or in the terms or conditions of such a  
85 transaction, because of sexual orientation or civil union status.

86 (7) To deny any person access to or membership or participation in  
87 any multiple-listing service, real estate brokers' organization or other  
88 service, organization, or facility relating to the business of selling or  
89 renting dwellings, or to discriminate against him in the terms or  
90 conditions of such access, membership or participation, on account of  
91 sexual orientation or civil union status.

92 (8) To coerce, intimidate, threaten, or interfere with any person in the  
93 exercise or enjoyment of, or on account of his having exercised or  
94 enjoyed, or on account of his having aided or encouraged any other  
95 person in the exercise or enjoyment of, any right granted or protected  
96 by this section.

97 [(b) The provisions of this section shall not apply to (1) the rental of a  
98 room or rooms in a unit in a dwelling if the owner actually maintains  
99 and occupies part of such unit as his residence, or (2) a unit in a dwelling  
100 containing not more than four units if the owner actually maintains and  
101 occupies one of such other units as his residence.]

102 [(c)] (b) Nothing in this section limits the applicability of any  
103 reasonable state statute or municipal ordinance restricting the  
104 maximum number of persons permitted to occupy a dwelling.

105        [(d)] (c) Nothing in this section prohibits a person engaged in the  
 106 business of furnishing appraisals of real property to take into  
 107 consideration factors other than sexual orientation or civil union status.

108        [(e)] (d) Notwithstanding any other provision of this chapter,  
 109 complaints alleging a violation of this section shall be investigated  
 110 within one hundred days of filing and a final administrative disposition  
 111 shall be made within one year of filing unless it is impracticable to do  
 112 so. If the Commission on Human Rights and Opportunities is unable to  
 113 complete its investigation or make a final administrative determination  
 114 within such time frames, it shall notify the complainant and the  
 115 respondent in writing of the reasons for not doing so.

116        [(f)] (e) Any person who violates any provision of this section shall be  
 117 guilty of a class D misdemeanor.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	47a-21(b)
Sec. 2	<i>October 1, 2023</i>	7-148(c)(7)(A)
Sec. 3	<i>October 1, 2023</i>	46a-81e

**Statement of Purpose:**

To implement the Governor's budget recommendations.

*[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.]*