

# Housing Committee

## JOINT FAVORABLE REPORT

**Bill No:** HB-5161 / [Bill Status](#) / [Public Hearing Testimony](#)

**Title:** AN ACT REQUIRING THE COLLECTION OF IDENTIFYING INFORMATION OF NONRESIDENT OWNERS OF RESIDENTIAL PROPERTY.

**Vote Date:** 3/5/2026

**Vote Action:** Joint Favorable Substitute

**PH Date:** 2/17/2026

**File No.:**

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### SPONSORS OF BILL:

Housing Committee

### REASONS FOR BILL:

This legislation would permit the state and municipalities to collect identifying information on nonresident landlords. The legislature hopes that by collecting this information, landlords can be contacted in cases of emergency and municipalities and tenants can better communicate with their property owners relating to the state of their building.

### SUBSTITUTE LANGUAGE:

Lines 85-88 clarifies any report or information gathered under this legislation is confidential, even if collected by someone other than the tax assessor. The purpose of this modification was to ensure sensitive information of landlords remains protected while still ensuring their accountability.

### RESPONSE FROM ADMINISTRATION/AGENCY:

**Department of Administrative Services, Lauri Volkert, State Fire Marshal** submitted testimony in support of this legislation noting as fire officials, their mission is to protect lives and property through proactive measures, including annual inspections of multifamily residential buildings. She shared that when violations are identified, timely communication and cooperation with property owners are essential to achieve code abatement and fire safety improvements. Marshal Volkert noted that local fire code officials encounter property owners that are absent or unresponsive, notices and orders are delayed due to municipalities having a lack of accurate information, and tenants remain at risk. She shared that this legislation helps by requiring identifying information, ensures state orders are sufficient

notice, and establishes penalties for noncompliance. She expressed this bill would prevent tragedies by addressing hazards, protect tenants, and support municipalities.

## **NATURE AND SOURCES OF SUPPORT:**

**Senate Democratic Office, Martin Looney, Senate President Pro Tempore** submitted testimony in support of this legislation noting that it would increase the regulation of non-resident landlords in municipalities with a population greater than 25,000 by requiring them to register personal identifying information so they can be reached by tenants or the municipality. He added that the legislation would also increase the penalties for repeat violations of building and fire codes. He noted that invisible landlords, some that are private equity firms, have become extraordinarily problematic for tenants and municipalities. He expressed that the right of tenants to know who their landlords are and how the landlord can be reached should not be controversial. He continues that the bill should be viewed as a thoughtful and reasonable approach for identifying property owners and ensuring accountability when they fail to maintain clean and safe housing for their tenants. He stated that too often, absentee property owners' contact information is not available to tenants and local officials who need to reach them when problems arise or when urgent notification to the landlord is needed.

**House Democrats Office, Nicholas Menapace, State Representative** submitted testimony in support of this legislation noting his experience serving on a housing working group that closely examined issues related to corporate ownership, transparency, and accountability in the housing market. He added that one of the key recommendations was the creation of stronger mechanisms that would track ownership of rental housing, particularly properties that are held through LLCs or layered corporate entities. He stated that learned that municipalities often struggle to identify who legitimately owns or controls rental properties, especially when there are out-of-state owners or corporate entities. He shared that when there are serious health and safety issues, code violations, or chronic noncompliance, towns need a reliable point of contact. He expressed that tenants deserve to know who is responsible for their housing and communities deserve accountability. He emphasized that the bill increases transparency, strengthens municipalities' ability to enforce housing codes, and ensure that ownership structures cannot be used to obscure responsibility. He noted that in the debate on Public Act 25-1 in 2025, one of the concerns raised by the House Minority Leader and members of his caucus was the growing role of private equity and large corporate actors in the housing market. He stated that concern about concentrated ownership and reduced accountability is one that many share, regardless of party. He pointed out that this legislation is a constructive and practical response to that concern. He said that this legislation does not overreach, does not penalize responsible landlords, but rather ensures accountability and transparency, by giving municipalities the tools needed to know who they are dealing with to know who these landlords are when issues arise. He noted that this legislation lays the groundwork for continued bipartisan work.

**Division of Criminal Justice, Griffin Patrick, Chief States Attorney** submitted testimony in support of this legislation noting that municipalities are permitted, but no mandated to adopt landlord registration ordinances to require landlords to register their residential addresses, and when municipalities do decide to adopt these ordinances, they are difficult to enforce. He noted that there is a widespread practice among many nonresident landlords when an

address is required, to instead use a commercial mailbox facility like the United Parcel Service Mailbox, similar services, or the address of the rental property and occurs with both individual landlords and managing member landlords of LLCs. He shared that the state requires foreign LLC to register in the state and provide the residential address of its controlling members. He expressed that when the order to abate a code violation issued by an agency is ignored, the landlord or principal members of the LLCs are referred to the state for prosecution. But, if there is no known actual address or date of birth for the violators, then those landlords are considered "beyond the reach" of criminal process because the state is unable to identify the accused landlord to the degree necessary to initiate the criminal process. He expressed that without a date of birth or actual town residence, the state is inhibited in its pursuit of a warrant. He shared that this legislation would remove the veil of immunity and will spread the message that the state is serious about enforcing compliance with housing laws.

**HBRA of CT, Jim Perras, CEO** submitted testimony in support of this legislation noting that while the legislation is not directly a production strategy, better data on property ownership informs policy and market responses that affect housing supply. He adds that understanding who owns residential property allows policymakers to assess housing utilization patterns and target incentives or regulations more effectively. He stated that accurate ownership data can help support initiatives that encourage active use of housing stock and discourage practices that may lead to under-utilized housing or lost investment opportunities.

**Connecticut Legal Services Inc., Raphael Podolsky, Attorney and Policy Advocate** submitted testimony in support of this legislation sharing what the bill will do and sharing that compliance with this legislation is the landlord's responsibility. He recommends eliminating ambiguity in the definition of "identifying information" that the word "and" be inserted before the word "motor" in line 27.

**Connecticut Voices for Children, Eli Sabin, Legislative Coordinator** submitted testimony in support of this legislation sharing that it will help the state and municipalities enforce the housing codes which ensure renters live in the safe, quality housing they deserve. He stated that over the last several years, many landlords in the state violate local housing codes and fail to live up to their contractual and moral obligation to provide good quality housing. He shared that a high percentage of violations in the state go unreported, unaddressed, or unpunished. He expressed that this legislation ensures maintenance and safety issues at rental properties are addressed quickly and according to the law, protects tenants, and establishing real accountability for absentee landlords. He added that this legislation also includes privacy protections so that the information is available only for the purposes of enforcing the housing code.

**Connecticut Coalition of Property Owners, John Souza, President** submitted testimony in support of this legislation but advised that a written warning be included before violation fines go into effect as many small mom and pop housing providers would not be aware of the requirement.

**Connecticut Fire Marshals Association, Walter Summers & Roger Nelson, Co-Legislative Chairs** submitted testimony in support of this legislation sharing that fire marshals and code officials have trouble throughout the state locating the real owners of properties being inspected. They note that the individual(s) responsible for the life and safety

of the occupants of a building are typically buried under levels of multiple LLCs, both in and out-of-state.

**Santini Villa Apartments, Kevin Santini, Landlord and Property Management Developer** submitted testimony sharing his belief that the level of contact detail that is currently required is not needed, but requesting basic contact information and the address for the landlord or representative of the landlord is reasonable. He stated that requiring that would be simple to administer and track for municipalities. He advises that the legislation remain as simple as possible, as the more complex it becomes, the less likely it will be enforced by municipalities and followed by landlords. He added that a simple online registry with no fees that is updated annually or semi-annually when property tax bills are sent out would be sufficient.

The following submitted testimony noting their support of accountability and transparency in rental housing and that strong enforcement tools are necessary to address bad actors and protect residents. They advise that the information collected should include the name of the owner or entity, a current phone number and email address, a current business or residential address, and one designated responsible agent for service of notice. They advise amending the legislation to limit unnecessary personal data collection:

**MCR Property Management Inc., Gabrielle Armstrong, General Manager**

**Trio Properties, Jeff Feron, President**

**MCR Property Management Inc., Janice Miner, Chief Operating Officer**

**CTAA, Dondre Roberts, Member**

## **NATURE AND SOURCES OF OPPOSITION:**

**J Ripp** submitted testimony in opposition to this legislation sharing that no human resources department would allow the disclosure of identifying information out of fear of litigation. They stated that large companies have annual required trainings for employees that inform them this type of information will not be given to the public. He noted that this legislation would only make being a landlord less attractive in this state and lead to a reduction in affordable housing.

**CTAA, Lauren Tagliatela, Co-Chair of GRC** submitted testimony in opposition to this legislation in its current form, sharing her belief that the level of personal data collection is excessive for the stated purpose of ensuring accountability. She noted that collecting this type of sensitive information creates significant privacy and cybersecurity risks. She recommends limiting required information to the name of the owner or entity, a current phone and email contact, a current business or residential address, and a designated responsible agent for service of notice. She added that "controlling participant" is too broad and a more targeted and effective approach would be to require one designated responsible party of registered agent per property. Lauren expressed that the 21-day reporting requirement is unnecessarily strict and may result in technical violations despite good-faith compliance efforts, she recommends a more flexible timeline and safe harbor protections for good faith efforts. She pointed out that service of state or municipal orders mailed to the address on file being deemed sufficient proof of service in any subsequent civil or criminal action could raise due process concerns. She noted that this legislation could discourage reinvestment, deter outside capital, and increase operational costs. She suggests identifying a clear responsible

contact, facilitating communication with municipalities, targeting bad actors, and protecting resident health and safety.

**Anonymous** submitted testimony in opposition to this legislation noting that they were subject to stalking for years. They expressed that there needs to be a separation between the personal lives of landlords and their work, as other professions do not require the publication of personal residences. They note that this legislation could be harmful to hard working people.

The following submitted general opposition to the bill:

**Keva Fothergill**

**Wendy Irving**

**Edward Isenburg**

**Cynthia Steckler**

**Anonymous**

**Anonymous**

**Anonymous**

**Connecticut Realtors, Jim Heckman, General Counsel** submitted testimony noting that this action is already voluntary for municipalities and would serve as an unfunded mandate that would be a significant undertaking that takes up municipal resources. He adds that the bill requires sensitive identifying information including driver's license numbers or other government-issued identification. He states the bill does not clarify how often updates would be required or how compliance would be tracked over time. He stated the proposal does not specify data standards or required fields of data, how information would be securely transmitted and stored, or safeguards that would be implemented to protect against unauthorized access or data breaches, or if the information would be available to the public. He continues noting that the intent of this legislation is not clear.

**Reported by: Tyler Fisher**

**Date: 03/19/2026**