

Housing Committee

JOINT FAVORABLE REPORT

Bill No: HB-5360 / [Bill Status](#) / [Public Hearing Testimony](#)

Title: AN ACT CONCERNING DOMESTIC VIOLENCE AND TENANT SCREENING.

Vote Date: 3/5/2026

Vote Action: Joint Favorable

PH Date: 3/3/2026

File No.:

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SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

This bill seeks to prohibit the denial of a rental application based on credit history when the applicant is a victim of domestic violence. Through this bill, the Committee attempts to facilitate access to safe housing for those escaping from dangerous living conditions, thereby increasing support for domestic violence survivors.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed.

NATURE AND SOURCES OF SUPPORT:

Connecticut Coalition Against Domestic Violence, Liza Andrews, Vice President of Government Relations submitted testimony on behalf of CCADV in support of the bill. They describe the survivors that they help who work to rebuild their lives, but face challenges due to damaged credit or negative rental histories. Financial abuse can take the form of destroying property, taking out credit in the victim's name, and refusing to pay bills, which 99% of domestic violence victims endure. Moreover, they highlight how Connecticut's housing marketplaces barriers in front of victims and state that survivors are regularly denied housing due to their inability to meet the landlord's credit score requirement. They emphasize that safety for survivors depends on relocation, and this bill would facilitate that process.

Connecticut Legal Services, Inc., Raphael Podolsky, Attorney and Public Policy submitted testimony in support of the bill and argues that it prevents victims from being

screened out of housing, especially when a low credit score is tied to past abusive circumstances.

American Civil Liberties Union of Connecticut, Jess Zaccagnino, Policy Counsel

supports this bill, highlighting how domestic violence deprives people of their human rights. She states that our legal system devalues the lives and safety of women and girls and fails to properly respond to this violence. Moreover, she testifies that domestic violence is the leading cause of homelessness for women and children, and this abuse can also include financial abuse that can damage the victim's credit score. This bill therefore protects victims from discrimination in housing based on these circumstances.

Young Women's Christian Association (YWCA) Greenwich, Mary Kiernan, Jackie Collazo, and Simone Quartey

submitted testimony on behalf of the YWCA in support of this bill. They explain that the bill addresses the issue of rehousing and sheltering survivors. They stress the urgency and difficulty of domestic violence survivors' circumstances which can be compounded by a lack of access to housing. Additionally, they argue that financial abuse within domestic violence can leave survivors with damaged credit histories that do not reflect the individual's financial responsibility.

Residential Services for the Center for Empowerment and Education (CEE) Danbury, Shayna Hopkins, Manager

and CEE submitted testimony in support of HB 5360. They testify that financial abuse creates a barrier to secure and stable housing for victims and their children and offer suggestions for other factors that landlords can consider when choosing a tenant. These include participation in housing programs, income, and overall stability.

Susan B. Anthony Project, Isabella Gilmour and the Project support this legislation, as it would help the victims that they serve gain access to housing. They stress the urgency of the daily amount of requests that they receive for help with temporary and permanent housing, stating that low credit scores can deter victims from seeking housing opportunities. Moreover, they state that access to stable housing is a strong predictor of survival for victims and their families.

NATURE AND SOURCES OF OPPOSITION:

The Connecticut Realtors Association, Jim Heckman, General Counsel submitted testimony expressing opposition to the bill. They argue that they must be able to retain the ability to assess the financial risk of a potential tenant, and this bill could create a significant financial burden for the property owner. To address lowering barriers for vulnerable populations, the Association suggests establishing a state-funded voucher program to provide dependable rental payments for victims. This would help them secure housing while preventing landlords from incurring financial losses.

Several landlords testify in opposition to the bill. They request that stronger standards be included in the bill to prevent abuse of the system, which can occur through unverified online certifications. These standards can include requiring a police report and certification from a licensed and qualified professional from the victim. They express concern with lost revenue from rental payments and the expenses that come with repeated evictions, especially for

smaller landlords who operate with narrow margins. Overall, they stress the importance of preventing widespread misuse of well-intended laws:

Levi Judgin

Sullivan Real Estate, Michael Flaherty, Real Estate Broker and Landlord

Mo Lev

Eric Polinsky

Harold Ryan

CT Coalition of Property Owners, John Souza, President

Paula Licitra

Gopal Krishnan

Dan Saunders

Reported by: Mia Giglietti

Date: 03/20/2026