

Planning and Development Committee

JOINT FAVORABLE REPORT

Bill No: SB-274 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT CONCERNING NONRESIDENT LANDLORD REGISTRATION AND INCREASING PENALTIES FOR REPEAT BUILDING AND FIRE CODE

Title: VIOLATIONS.

Vote Date: 3/6/2026

Vote Action: Joint Favorable

PH Date: 2/27/2026

File No.:

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SPONSORS OF BILL:

Planning and Development

CO-SPONSORS OF BILL:

Sen. Martin M. Looney, 11th Dist.

Rep. Nicholas Menapace, 37th Dist.

Rep. Tom Delnicki, 14th Dist.

REASONS FOR BILL:

S.B. 274 was raised in response to concerns from municipalities and state officials regarding the difficulty of identifying and contacting responsible parties when rental properties are owned by nonresident or complex corporate entities. These challenges can delay enforcement of building and fire safety codes and allow unsafe housing conditions to persist.

The bill seeks to improve accountability by establishing a registration requirement for nonresident landlords and increasing penalties for repeat violations, with the goal of helping municipalities and prosecutors more effectively address chronic housing code issues and protect tenants.

RESPONSE FROM ADMINISTRATION/AGENCY:

[State of Connecticut Judicial Branch, External Affairs Division](#) calls attention to the distinctions between first and subsequent offenses outlined in Sections 3-5 of the bill, highlighting that first offenses carry greater penalties. The intent of this section is questioned.

[Division of Criminal Justice, Chief States Attorney, Patrick Griffin](#) testified in support of the bill, stating that the proposed nonresident landlord registration requirement would assist prosecutors and municipal officials in identifying and locating property owners when pursuing enforcement actions related to unsafe housing conditions. He noted that repeat violations of building and fire codes can pose significant risks to tenants and surrounding communities. There is support for increased penalties as a means of deterring chronic noncompliance and encouraging landlords to address violations promptly.

[Connecticut Department of Administrative Services, State Fire Marshall, Lauri Volkert](#) submitted testimony in support of S.B. 274, stating that requiring nonresident landlords to register with municipalities would improve transparency and help ensure local officials can identify and contact responsible property owners. Volkert noted that clearer ownership information would assist municipalities in addressing ongoing housing code issues and protecting tenants from unsafe living conditions.

NATURE AND SOURCES OF SUPPORT:

[Town of Rocky Hill, Mayor, Allan Smith](#) expresses support for the bill, emphasizing the need for landlord accountability and transparency. Smith cites tenant displacement issues within the Rocky Hill community as an example of why stronger enforcement authority is needed. He argues that municipalities need better tools to address recurring code violations earlier and clearer landlord identification requirements.

The following individuals submitted identical testimony in support of Mayor Allan Smith of Rocky Hill:

[Town of Rocky Hill, Town Councilor, Mukesh Desai](#)

[Town of Rocky Hill, Town Councilor, John Emmanuel](#)

[Town of Rocky Hill, Town Councilor, Melissa Kaplan](#)

[Town of Rocky Hill, Deputy Mayor, Miriam Lifshitz-Theroux](#)

[Town of Rocky Hill, Town Councilor, Zachary van Luling](#)

[Connecticut Apartment Association, Member, Jeff Feron](#) supports the goal of landlord contact transparency but raises concerns about sensitive data collection. He warns that municipal registration systems could create inconsistent requirements across towns. There is support for code enforcement but urges distinguishing minor violations from chronic unsafe conditions when applying higher penalties. He requests amendments to clarify reporting requirements, protect personal data, and ensure statewide consistency.

[Connecticut Council of Small Towns, Executive Director, Betsy Gara](#) supports the bill, stating that it promotes the public health and safety of municipalities.

[Yale Law School, The Jerome N. Frank Legal Services Organization, Jeff Gentes](#) expresses support for the bill to strengthen enforcement against neglectful out-of-state landlords. He argues that landlord registration will help municipalities address poor housing conditions but suggests removing the municipal population threshold. There is also a suggestion to require out-of-state landlords to submit to Connecticut jurisdiction and apply the outlined requirements to property managers as well.

[Connecticut General Assembly, Senate President Pro Tempore, Senator Martin Looney, 11th Dist.](#) supports S.B. 274, stating that it strengthens accountability for absentee property owners and will help municipalities more effectively address unsafe housing conditions.

[Connecticut Conference of Municipalities, Advocacy Manager, Zachary McKeown](#) expresses support of the bill.

[Connecticut General Assembly, Representative Nick Menapace, 37th Dist.](#) submitted testimony in support of S.B. 274, emphasizing that municipalities often face challenges in determining who is responsible for rental properties when ownership structures are complex or based out of state. He stated that establishing a registration requirement for nonresident landlords would help local officials more effectively track ownership and address property maintenance issues. He also indicated that stronger enforcement mechanisms could help prevent prolonged housing code violations and improve conditions for tenants.

[Home Builders & Remodelers Association of Connecticut, Inc., CEO, Jim Perras](#) testified in support of the bill, stating that improving communication between municipalities and property owners is important for addressing property maintenance and safety issues. He also raised concerns about provisions requiring sensitive personal information and encouraged the committee to consider amendments to protect privacy.

[Connecticut Voices for Children, Legislative Coordinator, Eli Sabin](#) supports S.B. 274, stating that requiring nonresident landlords to register would help municipalities more easily identify and contact responsible property owners when housing issues arise. He emphasized that improved transparency in ownership could assist local officials in enforcing housing and safety codes and addressing ongoing property maintenance problems.

[Connecticut Fire Marshals Association, Co-Legislative Chair, Walter Summers](#) supports the bill, citing difficulties in locating landlord owners in instances of inspection. He emphasizes that requiring identification for nonresident landlords is critical to properly serve an abatement order and aids in the legal process.

NATURE AND SOURCES OF OPPOSITION:

[Connecticut Apartment Association, President, Morgan Miller](#) voiced opposition to S.B. 274, specifically regarding the personal information requirements for nonresident owners. There is also concern that the proposed registration system requirement would be inconsistent across different municipalities. Miller also cautioned that increased penalties for repeat violations should account for good-faith compliance efforts, and urged amendments to clarify reporting requirements, protect personal data, and promote statewide consistency.

Reported by: Aliana Montalvo, Assistant Clerk

Date: 03/10/26