



General Assembly

February Session, 2026

Raised Bill No. 5257

LCO No. 851



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT PROHIBITING A LANDLORD FROM REQUIRING A SECURITY DEPOSIT IN EXCESS OF ONE MONTH'S RENT FROM ANY TENANT.

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

1 Section 1. Subsections (a) and (b) of section 47a-21 of the 2026
2 supplement to the general statutes are repealed and the following is
3 substituted in lieu thereof (*Effective October 1, 2026*):

4 (a) As used in this chapter:

5 (1) "Accrued interest" means the interest due on a security deposit as
6 provided in subsection (i) of this section, compounded annually to the
7 extent applicable.

8 (2) "Commissioner" means the Banking Commissioner.

9 (3) "Escrow account" means any account at a financial institution
10 which is not subject to execution by the creditors of the escrow agent
11 and includes a clients' funds account.

12 (4) "Escrow agent" means the person in whose name an escrow
13 account is maintained.

14 (5) "Financial institution" means any state bank and trust company,
15 national bank, savings bank, federal savings bank, savings and loan
16 association, and federal savings and loan association that is located in
17 this state.

18 (6) "Forwarding address" means the address to which a security
19 deposit may be mailed for delivery to a former tenant.

20 (7) "Landlord" means any landlord of residential real property, and
21 includes (A) any receiver; (B) any successor; and (C) any tenant who
22 sublets his premises.

23 (8) "Receiver" means any person who is appointed or authorized by
24 any state, federal or probate court to receive rents from tenants, and
25 includes trustees, executors, administrators, guardians, conservators,
26 receivers, and receivers of rent.

27 (9) "Rent receiver" means a receiver who lacks court authorization to
28 return security deposits and to inspect the premises of tenants and
29 former tenants.

30 (10) "Residential real property" means real property containing one
31 or more residential units, including residential units not owned by the
32 landlord, and containing one or more tenants who paid a security
33 deposit.

34 (11) "Security deposit" means any advance rental payment, or any
35 installment payment collected pursuant to section 47a-22a, except an
36 advance payment for the first month's rent or a deposit for a key or any
37 special equipment.

38 (12) "Successor" means any person who succeeds to a landlord's
39 interest whether by purchase, foreclosure or otherwise and includes a
40 receiver.

41 (13) "Tenant" means a tenant, as defined in section 47a-1, or a resident,
42 as defined in section 21-64.

43 (14) "Tenant's obligations" means (A) the amount of any rental or
44 utility payment due the landlord from a tenant; (B) a tenant's obligations
45 under the provisions of section 47a-11; and (C) the actual reasonable cost
46 of changing the locks of the dwelling unit pursuant to section 47a-7b, if
47 the tenant has not paid such cost.

48 (b) (1) In the case of [a tenant under sixty-two years of age] any rental
49 agreement, defined under section 47a-1, entered into on or after October
50 1, 2026, a landlord shall not demand or accept from a tenant a security
51 deposit in an amount that exceeds [two months'] one month's rent.

52 (2) [In the case of a tenant sixty-two years of age or older, a landlord
53 shall not demand a security deposit in an amount that exceeds one
54 month's rent.] Any landlord who has received a security deposit in an
55 amount that exceeds one month's rent from a tenant who becomes sixty-
56 two years of age after paying such security deposit shall return the
57 portion of such security deposit that exceeds one month's rent to the
58 tenant upon the tenant's request.

59 Sec. 2. Subsection (a) of section 8-339 of the general statutes is
60 repealed and the following is substituted in lieu thereof (*Effective October*
61 *1, 2026*):

62 (a) The Commissioner of Housing shall establish, within available
63 appropriations, and administer a security deposit guarantee program
64 for (1) any individual or family whose income is sixty per cent or less of
65 the median income of the state, adjusted for family size, as determined
66 by the United States Department of Housing and Urban Development
67 and who have a documented financial need as determined by the
68 commissioner, (2) any individual who is served a writ, summons and
69 complaint in a summary process action instituted pursuant to chapter
70 832, or (3) any individual who receives a certificate or voucher from a
71 rental assistance program or federal Housing Choice Voucher program.
72 Under the security deposit guarantee program, the commissioner may
73 provide security deposit guarantees for use by persons who are eligible

74 pursuant to this subsection in lieu of a security deposit on a rental
75 dwelling unit. Eligible persons may receive a security deposit guarantee
76 in an amount not to exceed the equivalent of [two months'] one month's
77 rent on such rental unit. No person may apply for and receive a security
78 deposit guarantee more than once in any twenty-four-month period
79 without the express authorization of the commissioner, except as
80 provided in subsection (b) of this section. The commissioner may deny
81 eligibility for the program to an applicant for whom the commissioner
82 has paid one or more claims by landlords. The commissioner shall
83 prioritize the provision of security deposit guarantees to eligible
84 veterans and may establish priorities for providing security deposit
85 guarantees to other eligible persons described in subdivisions (1) to (3),
86 inclusive, of this subsection in order to administer the program within
87 available appropriations.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	47a-21(a) and (b)
Sec. 2	<i>October 1, 2026</i>	8-339(a)

Statement of Purpose:

To prohibit landlords from requiring a security deposit in excess of one month's rent from any tenant.

[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.]