



General Assembly

February Session, 2026

**Raised Bill No. 5258**

LCO No. 1405



Referred to Committee on HOUSING

Introduced by:  
(HSG)

**AN ACT CONCERNING TENANT ORGANIZATIONAL ACTIVITIES.**

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

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2 is repealed and the following is substituted in lieu thereof (*Effective*  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

4 As used in this chapter, sections 47a-21, 47a-23 to 47a-23c, inclusive,  
5 47a-26a to 47a-26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-  
6 43, [and] 47a-46 and section 2 of this act:

7 (1) "Action" includes recoupment, counterclaim, set-off, cause of  
8 action and any other proceeding in which rights are determined,  
9 including an action for possession.

10 (2) "Building and housing codes" include any law, ordinance or  
11 governmental regulation concerning fitness for habitation or the  
12 construction, maintenance, operation, occupancy, use or appearance of  
13 any premises or dwelling unit.

14 (3) "Dwelling unit" means any house or building, or portion thereof,  
15 which is occupied, is designed to be occupied, or is rented, leased or  
16 hired out to be occupied, as a home or residence of one or more persons.

17 (4) "Landlord" means the owner, lessor or sublessor of the dwelling  
18 unit, the building of which it is a part or the premises.

19 (5) "Owner" means one or more persons, jointly or severally, in whom  
20 is vested (A) all or part of the legal title to property, or (B) all or part of  
21 the beneficial ownership and a right to present use and enjoyment of the  
22 premises and includes a mortgagee in possession.

23 (6) "Person" means an individual, corporation, limited liability  
24 company, the state or any political subdivision thereof, or agency,  
25 business trust, estate, trust, partnership or association, two or more  
26 persons having a joint or common interest, and any other legal or  
27 commercial entity.

28 (7) "Premises" means a dwelling unit and the structure of which it is  
29 a part and facilities and appurtenances therein and grounds, areas and  
30 facilities held out for the use of tenants generally or whose use is  
31 promised to the tenant.

32 (8) "Rent" means all periodic payments to be made to the landlord  
33 under the rental agreement.

34 (9) "Rental agreement" means all agreements, written or oral, and  
35 valid rules and regulations adopted under section 47a-9 or subsection  
36 (d) of section 21-70 embodying the terms and conditions concerning the  
37 use and occupancy of a dwelling unit or premises.

38 (10) "Roomer" means a person occupying a dwelling unit, which unit  
39 does not include a refrigerator, stove, kitchen sink, toilet and shower or  
40 bathtub and one or more of these facilities are used in common by other  
41 occupants in the structure.

42 (11) "Single-family residence" means a structure maintained and used  
43 as a single dwelling unit. Notwithstanding that a dwelling unit shares  
44 one or more walls with another dwelling unit or has a common parking  
45 facility, it is a single-family residence if it has direct access to a street or

46 thoroughfare and does not share heating facilities, hot water equipment  
47 or any other essential facility or service with any other dwelling unit.

48 (12) "Tenant" means the lessee, sublessee or person entitled under a  
49 rental agreement to occupy a dwelling unit or premises to the exclusion  
50 of others or as is otherwise defined by law.

51 (13) "Tenement house" means any house or building, or portion  
52 thereof, which is rented, leased or hired out to be occupied, or is  
53 arranged or designed to be occupied, or is occupied, as the home or  
54 residence of three or more families, living independently of each other,  
55 and doing their cooking upon the premises, and having a common right  
56 in the halls, stairways or yards.

57 Sec. 2. (NEW) (*Effective October 1, 2026*) (a) As used in this section:

58 (1) "Tenant organizer" means an individual who (A) assists tenants in  
59 establishing and operating a tenant organization or in organizing  
60 tenants to address the affairs of such dwelling unit or other dwelling  
61 units owned or managed by the owner of the dwelling unit or the  
62 owner's agents, and (B) is not an employee or agent of such dwelling  
63 unit's current or prospective owners, managers or agents.

64 (2) "Tenant organization" means an organization that (A) is  
65 established by tenants of a dwelling unit or of multiple dwelling units  
66 owned or managed by the same owner or owner's agent; (B) is  
67 established for the purpose of addressing issues related to the tenants'  
68 living environment, including the terms and conditions of their tenancy  
69 as well as activities related to housing and community development; (C)  
70 meets regularly; and (D) operates independently from the authority of  
71 the owner of such dwelling units and the owner's agents.

72 (b) An owner of a dwelling unit and any agents of such owner shall  
73 permit tenants, tenants' authorized agents and tenant organizers to  
74 conduct the following activities related to the establishment or  
75 operation of a tenant organization, provided such activities are

76 conducted in a reasonable manner and in compliance with applicable  
77 law:

78 (1) Distributing leaflets in common areas, including lobby areas;

79 (2) Placing leaflets at or under tenants' doors;

80 (3) Initiating contact with tenants;

81 (4) Conducting door-to-door surveys of tenants to ascertain interest  
82 in establishing a tenant organization, to offer information about existing  
83 tenant organizations or to offer information about the legal rights of  
84 tenants;

85 (5) Posting information on bulletin boards, provided postings comply  
86 with subsection (d) of this section;

87 (6) Assisting tenants to participate in tenant organization activities;

88 (7) Holding meetings, including political caucuses or forums for  
89 speeches of public officials or candidates for public office, with or without  
90 the presence of the dwelling unit's owner or such owner's agent, conducted  
91 at reasonable times and in an orderly manner on the premises, held in any  
92 community room or recreation room, if these rooms are open for the use of  
93 tenants, or in common areas, including, but not limited to, laundry rooms,  
94 hallways and lobbies, if a community or recreation room is not available;  
95 and

96 (8) Performing other reasonable and lawful activities related to the  
97 establishment or operation of a tenant organization.

98 (c) The owner of a dwelling unit or the agent of such owner shall not  
99 require tenants, tenants' authorized agents or tenant organizers to obtain  
100 prior permission before engaging in activities described in subsection (b) of  
101 this section, except that the owner may apply such owner's generally  
102 applicable rules governing advance reservation of community space.

103 (d) Any owner who issues generally applicable rules governing the use

104 of bulletin boards by tenants or other displays of information in common  
105 areas may not specifically exclude the posting of information related to  
106 tenant organizing activities if the rules permit posting of other types of  
107 information by tenants.

108 Sec. 3. Section 47a-20 of the general statutes is repealed and the  
109 following is substituted in lieu thereof (*Effective October 1, 2026*):

110 A landlord shall not maintain an action or proceeding against a  
111 tenant to recover possession of a dwelling unit, demand an increase in  
112 rent from the tenant, or decrease the services to which the tenant has  
113 been entitled within six months after: (1) The tenant has in good faith  
114 attempted to remedy by any lawful means, including contacting  
115 officials of the state or of any town, city or borough or public agency or  
116 filing a complaint with a fair rent commission, any condition  
117 constituting a violation of any provisions of chapter 368o, or of chapter  
118 412, or of any other state statute or regulation, or of the housing and  
119 health ordinances of the municipality wherein the premises which are  
120 the subject of the complaint lie; (2) any municipal agency or official has  
121 filed a notice, complaint or order regarding such a violation; (3) the  
122 tenant has in good faith requested the landlord to make repairs; (4) the  
123 tenant has in good faith instituted an action under subsections (a) to (i),  
124 inclusive, of section 47a-14h; [or] (5) the tenant has organized or become  
125 a member of a tenants' union; or (6) the tenant has participated in any of  
126 the activities described in section 1 of this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	47a-1
Sec. 2	<i>October 1, 2026</i>	New section
Sec. 3	<i>October 1, 2026</i>	47a-20

**Statement of Purpose:**

To require landlords to permit certain tenant organizational activities in residential property.

*[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.]*