



General Assembly

February Session, 2026

Raised Bill No. 5360

LCO No. 2001



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING DOMESTIC VIOLENCE AND TENANT SCREENING.

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

1 Section 1. Section 47a-4d of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 (a) As used in this section, "tenant screening report" means a credit
4 report, a criminal background report, an employment history report, a
5 rental history report or any combination thereof, used by a landlord to
6 determine the suitability of a prospective tenant.

7 (b) No landlord may demand from a prospective tenant any
8 payment, fee or charge for the processing, review or acceptance of any
9 rental application, or demand any other payment, fee or charge before
10 or at the beginning of the tenancy, except a security deposit pursuant to
11 section 47a-21, advance payment for the first month's rent or a deposit
12 for a key or any special equipment, or a fee for a tenant screening report
13 as provided in subsection (c) of this section. No landlord may charge a
14 tenant a move-in or move-out fee.

15 (c) On and after October 1, 2023, a landlord may charge a fee not
16 exceeding fifty dollars plus an adjustment reflecting any increase in the
17 consumer price index for urban consumers, as determined by the
18 Commissioner of Housing on an annual basis, for a tenant screening
19 report concerning a prospective tenant.

20 (d) A landlord that charges a fee for a tenant screening report
21 concerning a prospective tenant shall provide the prospective tenant
22 with (1) a copy of the tenant screening report or, if the landlord is
23 prohibited from providing such a copy, information concerning such
24 report that would allow such tenant to request a copy of such report
25 from the service provider that produced such report, and (2) a copy of
26 the receipt or invoice from the entity conducting the tenant screening
27 report concerning the prospective tenant.

28 (e) A landlord shall not deny an application for rental housing on the
29 basis of credit history if the applicant is a victim of domestic violence, as
30 defined in section 46b-1. In order to establish the applicant's status as a
31 victim of domestic violence, an applicant may submit to the landlord (1)
32 a letter from a domestic violence or sexual assault counselor as defined
33 in section 52-146k, a housing counselor certified by the United States
34 Department of Housing and Urban Development or an attorney
35 representing the applicant; (2) a police report; or (3) an order issued
36 pursuant to section 46b-15, 46b-16a, 46b-38c, 53a-40e or 54-1k that is in
37 effect at the time such tenant screening report is issued. Any landlord
38 who violates the provisions of this subsection shall pay the applicant
39 actual damages, including all amounts paid to the landlord as an
40 application fee, application deposit or reimbursement for any of the
41 landlord's out-of-pocket expenses that were charged to the applicant,
42 along with attorney's fees.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	47a-4d

Statement of Purpose:

To prohibit the denial of a rental application on the basis of credit history when the applicant is a victim of domestic violence.

[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.]