



General Assembly

February Session, 2026

Raised Bill No. 5367

LCO No. 2268



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING THE REMOVAL OF UNAUTHORIZED PERSONS FROM RESIDENTIAL PROPERTY.

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

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

2 (1) "Unauthorized person" means an individual who has entered, or
3 remains in, residential property without the consent of the owner or
4 lawful occupant; and

5 (2) "Dwelling unit" has the same meaning as provided in section 47a-
6 1 of the general statutes.

7 (b) A property owner, or the authorized agent of the property owner,
8 may request the police department for the municipality in which the
9 property is located the immediate removal of a person unlawfully
10 occupying a dwelling unit pursuant to this section if all of the following
11 conditions are met:

12 (1) The requestor is the property owner or authorized agent of the
13 property owner;

14 (2) The real property that is being occupied includes a dwelling unit;

15 (3) An unauthorized person has unlawfully entered and remained or
16 continues to reside on the property owner's property;

17 (4) The real property was not open to members of the public at the
18 time the unauthorized person entered;

19 (5) The property owner has directed the unauthorized person to leave
20 the property;

21 (6) The unauthorized person is not a current or former tenant
22 pursuant to a written or oral rental agreement authorized by the
23 property owner;

24 (7) The unauthorized person is not an immediate family member of
25 the property owner; and

26 (8) There is no pending litigation related to the real property between
27 the property owner and any known unauthorized person.

28 (b) To request the immediate removal of an unauthorized person who
29 is unlawfully occupying a residential dwelling, the property owner, or
30 the authorized agent of the property owner, shall submit a request by
31 presenting a (1) signed affidavit, and (2) copy of the property owner's
32 valid government-issued identification or, in the case of an authorized
33 agent, documents evidencing the agent's authority to act on behalf of
34 the property owner, to the police department of the municipality in
35 which the real property is located. The affidavit shall certify the
36 following:

37 (A) That the requestor is the owner or owner's authorized agent of
38 the real property from which removal is sought;

39 (B) The date on which the owner obtained title to the real property
40 from which removal is sought;

41 (C) That an unauthorized person has unlawfully entered the property
42 and unlawfully remains on the property after being directed to leave the
43 property;

44 (D) That the property was not open to members of the public at the
45 time the unauthorized person entered;

46 (E) That the unauthorized person is not an immediate family member
47 of the property owner;

48 (F) That the unauthorized person is not an owner or co-owner of the
49 property and has not been listed on the title to the property unless the
50 person has engaged in title fraud;

51 (G) That there is no litigation related to the real property pending
52 between the property owner and any unauthorized person who is
53 unlawfully occupying the property; and

54 (H) That the unauthorized person being removed from the property
55 may bring a cause of action against the requestor for any false
56 statements made in the request and affidavit and that the requestor may
57 be liable for actual damages, penalties, costs and reasonable attorney
58 fees.

59 (c) Upon receipt of the request, the police department shall verify that
60 the person submitting the request is the record owner of the real
61 property, or the authorized agent of the owner, and appears otherwise
62 entitled to relief under this section. If verified, the police department
63 shall, without delay, serve a notice to immediately vacate on each
64 unauthorized person who is unlawfully occupying the property and
65 shall put the owner in possession of the real property. Service may be
66 accomplished by hand delivery of the notice to the unauthorized person
67 or by posting the notice on the front door or entrance of the property.
68 The police department shall also attempt to verify the identities of all
69 persons occupying the property and note the identities on the return of
70 service. If appropriate, the police department may arrest any

71 unauthorized person found on the property for trespass, outstanding
72 warrants or any other legal cause.

73 (d) A person may bring a civil cause of action for wrongful removal
74 under this section. A person harmed by a wrongful removal under this
75 section may be restored to possession of the real property and may
76 recover actual costs and damages incurred, statutory damages equal to
77 triple the fair market rent of the property, court costs and reasonable
78 attorney's fees.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	New section

Statement of Purpose:

To allow immediate removal of certain unauthorized persons from 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.]