



General Assembly

February Session, 2026

Raised Bill No. 257

LCO No. 1103



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING EVICTIONS FOR CAUSE.

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

1 Section 1. Section 47a-23c of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 (a) (1) Except as provided in subdivision (2) of this subsection, this
4 section applies to any tenant who resides in a building or complex
5 consisting of five or more separate dwelling units or who resides in a
6 mobile manufactured home park and who: [is either: (A) Sixty-two] (A)
7 Is sixty-two years of age or older, or whose spouse, sibling, parent or
8 grandparent is sixty-two years of age or older and permanently resides
9 with that tenant, [or] (B) is a person with a physical or mental disability,
10 as defined in subdivision (12) of section 46a-64b, or whose spouse,
11 sibling, child, parent or grandparent is a person with a physical or
12 mental disability who permanently resides with that tenant, but only if
13 such disability can be expected to result in death or to last for a
14 continuous period of at least twelve months, or (C) has resided in such
15 building, complex or mobile manufactured home park pursuant to a
16 rental agreement for not less than twelve months.

17 (2) With respect to tenants in common interest communities, this
18 section applies only to (A) a conversion tenant, as defined in
19 [subsection] subdivision (3) of section 47-283, who (i) is described in
20 subdivision (1) of this subsection, or (ii) is not described in subdivision
21 (1) of this subsection but, during a transition period, as defined in
22 [subsection] subdivision (4) of section 47-283, is residing in a conversion
23 condominium created after May 6, 1980, or in any other conversion
24 common interest community created after December 31, 1982, or (iii) is
25 not described in subdivision (1) of this subsection but is otherwise
26 protected as a conversion tenant by public act 80-370, and (B) a tenant
27 who is not a conversion tenant but who is described in subdivision (1)
28 of this subsection if [his] such tenant's landlord owns five or more
29 dwelling units in the common interest community in which the
30 dwelling unit is located.

31 (3) As used in this section, "tenant" includes each resident of a mobile
32 manufactured home park, as defined in section 21-64, including a
33 resident who owns [his own home] the home in which such resident
34 resides, "landlord" includes a "licensee" and an "owner" of a mobile
35 manufactured home park, as defined in section 21-64, "complex" means
36 two or more buildings on the same or contiguous parcels of real
37 property under the same ownership, and "mobile manufactured home
38 park" means a parcel of real property, or contiguous parcels of real
39 property under the same ownership, upon which five or more mobile
40 manufactured homes occupied for residential purposes are located.

41 (b) (1) No landlord may bring an action of summary process or other
42 action to dispossess a tenant described in subsection (a) of this section
43 except for one or more of the following reasons: (A) Nonpayment of
44 rent; (B) refusal to agree to a fair and equitable rent increase, as [defined]
45 described in subsection (c) of this section; (C) material noncompliance
46 with section 47a-11 or subsection (b) of section 21-82, which materially
47 affects the health and safety of the other tenants or which materially
48 affects the physical condition of the premises; (D) voiding of the rental
49 agreement pursuant to section 47a-31, or material noncompliance with

50 the rental agreement; (E) material noncompliance with the rules and
51 regulations of the landlord adopted in accordance with section 47a-9 or
52 21-70; (F) permanent removal by the landlord of the dwelling unit of
53 such tenant from the housing market; [or] (G) bona fide intention by the
54 landlord to use such dwelling unit as [his] such landlord's principal
55 residence; or (H) if the tenant is not an individual described in
56 subparagraph (A) or (B) of subdivision (1) of subsection (a) of this
57 section, bona fide intention by the landlord to use such dwelling unit as
58 the principal residence for such landlord's child, grandchild, parent or
59 grandparent, provided in either case (i) the landlord is a natural person,
60 (ii) the landlord gave such tenant at least ninety days' advance written
61 notice, (iii) there is no other unit in the building or complex or mobile
62 manufactured home park reasonably available to the landlord or such
63 landlord's relative at that time or within a reasonable period of time, and
64 (iv) the landlord has a bona fide belief that such use for principal
65 residency will continue for not less than six months.

66 (2) The [ground] grounds stated in [subparagraph] subparagraphs
67 (G) and (H) of subdivision (1) of this subsection [is] are not available to
68 the owner of a dwelling unit in a common interest community occupied
69 by a conversion tenant.

70 (3) A tenant may not be dispossessed for a reason described in
71 subparagraph (B), (F), [or] (G) or (H) of subdivision (1) of this subsection
72 during the term of any existing rental agreement.

73 (c) (1) The rent of a tenant protected by this section may be increased
74 only to the extent that such increase is fair and equitable, based on the
75 criteria set forth in section 7-148c.

76 (2) Any such tenant aggrieved by a rent increase or proposed rent
77 increase may file a complaint with the fair rent commission, if any, for
78 the town, city or borough where [his] such tenant's dwelling unit or
79 mobile manufactured home park lot is located; or, if no such fair rent
80 commission exists, may bring an action in the Superior Court to contest

81 the increase. In any such court proceeding, the court shall determine
82 whether the rent increase is fair and equitable, based on the criteria set
83 forth in section 7-148c.

84 (d) A landlord, to determine whether a tenant is a protected tenant,
85 as described in subparagraph (A) or (B) of subdivision (1) of subsection
86 (a) of this section, when such protected status is not readily apparent to
87 a landlord, may request proof of such protected status. [On such] Upon
88 request, any tenant claiming protection shall provide proof of the
89 protected status within thirty days. [The] If such protected status is
90 based on the physical or mental disability of the tenant or the spouse,
91 sibling, child, parent or grandparent who resides with such tenant, such
92 proof [shall] may include evidence of receipt of Social Security disability
93 benefits or supplemental security income, a statement of a [physician or
94 an advanced practice registered nurse in the case of alleged blindness or
95 other physical disability] medical professional, social services agency,
96 counselor, case manager or peer support group concerning such
97 disability or a statement from another reliable third party who is in a
98 position to know about such person's disability. Evidence of receipt of
99 Social Security disability benefits or supplemental security income shall
100 constitute proof of protected status.

101 (e) (1) On and after January 1, 2024, whenever a dwelling unit located
102 in a building or complex consisting of five or more separate dwelling
103 units or in a mobile manufactured home park is rented to, or a rental
104 agreement is entered into or renewed with, a tenant, the landlord of
105 such dwelling unit or such landlord's agent shall provide such tenant
106 with written notice of the provisions of subsections (b) and (c) of this
107 section in a form as described in subdivision (2) of this subsection and
108 on and after January 1, 2027, the landlord or agent shall provide the
109 revised notice created under said subdivision.

110 (2) Not later than December 1, 2023, the Commissioner of Housing
111 shall create a notice to be used by landlords, pursuant to subdivision (1)
112 of this subsection, to inform tenants of the rights provided to protected

113 tenants under subsections (b) and (c) of this section. Such notice shall be
114 a one-page, plain-language summary of such rights and shall be
115 available in both English and Spanish. Not later than December 1, 2023,
116 such notice shall be posted on the Department of Housing's Internet web
117 site. Not later than December 1, 2026, the Commissioner of Housing
118 shall revise such notice in accordance with the provisions of this section
119 and shall post such revised notice on the Department of Housing's
120 Internet web site.

121 (3) Not later than December 1, 2028, the commissioner shall (A)
122 translate the notice required under subdivision (2) of this subsection
123 into the five most commonly spoken languages in the state, as
124 determined by the commissioner, and (B) post such translations on the
125 Department of Housing's Internet web site not later than December 1,
126 2028.

127 Sec. 2. Subsection (i) of section 47-88b of the general statutes is
128 repealed and the following is substituted in lieu thereof (*Effective October*
129 *1, 2026*):

130 (i) After the conversion of a dwelling unit in a building to
131 condominium ownership, the declarant or unit owner, for the purpose
132 of determining if a lessee's eviction is prohibited under subsection (b) of
133 section 47a-23c, as amended by this act, may ask any lessee to provide
134 proof of the age, blindness or physical disability of such lessee or any
135 person residing with him, or of the familial relationship existing
136 between such lessee and any person residing with him. The lessee shall
137 provide such proof, within thirty days, including, in the case of alleged
138 physical disability, evidence of receipt of Social Security disability
139 benefits or supplemental security income, a statement of a [physician, a
140 physician assistant or an advanced practice registered nurse or, in the
141 case of alleged blindness, a statement of a physician, an advanced
142 practice registered nurse or an optometrist, within thirty days] medical
143 professional, social services agency, counselor, case manager or peer
144 support group concerning such disability or a statement from another

145 reliable third party who is in a position to know about such person's
146 disability. Evidence of receipt of Social Security disability benefits or
147 supplemental security income shall constitute proof of protected status.

148 Sec. 3. Subsection (a) of section 47a-23 of the 2026 supplement to the
149 general statutes is repealed and the following is substituted in lieu
150 thereof (*Effective October 1, 2026*):

151 (a) When the owner or lessor, or the owner's or lessor's legal
152 representative, or the owner's or lessor's attorney-at-law, or in-fact,
153 desires to obtain possession or occupancy of any land or building, any
154 apartment in any building, any dwelling unit, any trailer, or any land
155 upon which a trailer is used or stands, and (1) when a rental agreement
156 or lease of such property, whether in writing or by parol, terminates for
157 any of the following reasons: (A) By lapse of time; (B) by reason of any
158 expressed stipulation therein; (C) violation of the rental agreement or
159 lease or of any rules or regulations adopted in accordance with section
160 47a-9 or 21-70; (D) nonpayment of rent within the grace period provided
161 for residential property in section 47a-15a or 21-83, except this
162 subparagraph shall not apply if the owner or lessor's online rental
163 payment system prevents such payment of rent within the grace period
164 provided for residential property in section 47a-15a or 21-83; (E)
165 nonpayment of rent when due for commercial property; (F) violation of
166 section 47a-11 or subsection (b) of section 21-82; or (G) nuisance, as
167 defined in section 47a-32, or serious nuisance, as defined in section
168 47a-15 or 21-80; or (2) when such premises, or any part thereof, is
169 occupied by one who never had a right or privilege to occupy such
170 premises; or (3) when one originally had the right or privilege to occupy
171 such premises but such right or privilege has terminated; or (4) when an
172 action of summary process or other action to dispossess a tenant is
173 authorized under subsection (b) of section 47a-23c, as amended by this
174 act, for any of the following reasons: (A) Refusal to agree to a fair and
175 equitable rent increase, as defined in subsection (c) of section 47a-23c, as
176 amended by this act, (B) permanent removal by the landlord of the
177 dwelling unit of such tenant from the housing market, [or] (C) bona fide

178 intention by the landlord to use such dwelling unit as such landlord's
179 principal residence, or (D) bona fide intention by the landlord to use
180 such dwelling unit as the principal residence for such landlord's child,
181 grandchild, parent or grandparent pursuant to the provisions of
182 subparagraph (H) of subdivision (1) of subsection (b) of section 47a-23c,
183 as amended by this act; or (5) when a farm employee, as described in
184 section 47a-30, or a domestic servant, caretaker, manager or other
185 employee, as described in subsection (b) of section 47a-36, occupies such
186 premises furnished by the employer and fails to vacate such premises
187 after employment is terminated by such employee or the employer or
188 after such employee fails to report for employment, such owner or
189 lessor, or such owner's or lessor's legal representative, or such owner's
190 or lessor's attorney-at-law, or in-fact, shall give notice to each lessee or
191 occupant to quit possession or occupancy of such land, building,
192 apartment or dwelling unit, at least three days before the termination of
193 the rental agreement or lease, if any, or before the time specified in the
194 notice for the lessee or occupant to quit possession or occupancy.

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| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | October 1, 2026 | 47a-23c |
| Sec. 2 | October 1, 2026 | 47-88b(i) |
| Sec. 3 | October 1, 2026 | 47a-23(a) |

Statement of Purpose:

To require cause for the eviction of certain tenants and residents of mobile manufactured home parks.

[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.]