



General Assembly

February Session, 2026

***Raised Bill No. 335***

LCO No. 2059



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING UTILITY CHARGES FOR RESIDENTIAL DWELLING UNITS.***

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

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 Section 47a-4 of the general statutes is repealed and the  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

3 (a) A rental agreement shall not provide that the tenant: (1) Agrees to  
4 waive or forfeit rights or remedies under this chapter and sections 47a-  
5 21, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26g, inclusive, 47a-35 to  
6 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section of  
7 the general statutes or any municipal ordinance unless such section or  
8 ordinance expressly states that such rights may be waived; (2)  
9 authorizes the landlord to confess judgment on a claim arising out of the  
10 rental agreement; (3) agrees to the exculpation or limitation of any  
11 liability of the landlord arising under law or to indemnify the landlord  
12 for that liability or the costs connected therewith; (4) agrees to waive his  
13 right to the interest on the security deposit pursuant to section 47a-21;  
14 (5) agrees to permit the landlord to dispossess [him] such tenant without  
15 resort to court order; (6) consents to the distraint of his property for rent;

16 (7) agrees to pay the landlord's attorney's fees in excess of fifteen per  
17 cent of any judgment against the tenant in any action in which money  
18 damages are awarded; (8) agrees to pay a late charge prior to the  
19 expiration of the grace period set forth in section 47a-15a or to pay rent  
20 in a reduced amount if such rent is paid prior to the expiration of such  
21 grace period; (9) agrees to pay a late charge on rent payments made  
22 subsequent to such grace period in an amount exceeding the amounts  
23 set forth in section 47a-15a; [or] (10) agrees to pay a heat or utilities  
24 surcharge if heat or utilities is included in the rental agreement; or (11)  
25 agrees to pay for utilities if no separate meter for such utilities exists for  
26 such tenant's dwelling unit.

27 (b) A provision prohibited by subsection (a) of this section included  
28 in a rental agreement is unenforceable.

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

**Statement of Purpose:**

To require that a tenant only be charged for utilities if such tenant's dwelling unit has an individual meter.

*[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.]*