



General Assembly

February Session, 2026

Raised Bill No. 337

LCO No. 2154



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING THE PROPERTY OF EVICTED TENANTS.

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

1 Section 1. Section 47a-42 of the 2026 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective October 1, 2026*):

4 (a) Whenever a judgment is entered against a defendant pursuant to
5 section 47a-26, 47a-26a, 47a-26b or 47a-26d for the recovery of
6 possession or occupancy of residential property, such defendant and
7 any other occupant bound by the judgment by subsection (a) of section
8 47a-26h shall forthwith remove himself or herself, such defendant's or
9 occupant's possessions and all personal effects unless execution has
10 been stayed pursuant to sections 47a-35 to 47a-41, inclusive. If execution
11 has been stayed, such defendant or occupant shall forthwith remove
12 himself or herself, such defendant's or occupant's possessions and all
13 personal effects upon the expiration of any stay of execution. If the
14 defendant or occupant has not so removed himself or herself upon entry
15 of a judgment pursuant to section 47a-26, 47a-26a, 47a-26b or 47a-26d,
16 and upon expiration of any stay of execution, the plaintiff may obtain

17 an execution upon such summary process judgment, and the defendant
18 or other occupant bound by the judgment by subsection (a) of section
19 47a-26h. [and the possessions and personal effects of such defendant or
20 other occupant may be removed by a state marshal, pursuant to such
21 execution, and delivered to the place of storage designated by the chief
22 executive officer for such purposes.] Upon such execution, the plaintiff
23 shall hold and store any possessions and personal effects remaining on
24 the property for not less than fifteen days. If the plaintiff has reason to
25 believe that the fair market value of such possessions exceeds one
26 hundred dollars, the plaintiff shall record the nature of such
27 possessions. The plaintiff may charge the defendant reasonable costs of
28 storage and disposition of such property and may demand payment of
29 such costs before releasing such personal effects to the defendant.

30 [(b) Before any such removal, the state marshal charged with
31 executing upon any such judgment of eviction shall give the chief
32 executive officer of the town notice of the eviction, stating the date, time
33 and location of such eviction as well as a general description, if known,
34 of the types and amount of property to be removed from the premises
35 and delivered to the designated place of storage. After giving such
36 notice to the chief executive officer of the town, the state marshal shall
37 use reasonable efforts to locate and notify the defendant not less than
38 twenty-four hours before the date and time such eviction is to take place
39 and of the possibility of a sale pursuant to subsection (c) of this section.
40 Such notice shall include service upon each defendant and upon any
41 other person in occupancy, either personally or at the premises, of a true
42 copy of the summary process execution. Such execution shall be on a
43 form prescribed by the Judicial Department, shall be in clear and simple
44 language and in readable format, and shall contain, in addition to other
45 notices given to the defendant in the execution, a conspicuous notice, in
46 large boldface type, that (1) a person who claims to have a right to
47 continue to occupy the premises should immediately contact an
48 attorney, (2) provides clear instructions as to how and where the
49 defendant may reclaim any possessions and personal effects removed

50 and stored pursuant to this section, including a telephone number that
51 may be called to arrange release of such possessions and personal
52 effects, and (3) any person who remains at the property after the time of
53 the eviction as listed on the execution when a state marshal returns to
54 conduct the eviction removal and fails to vacate when directed to do so
55 may be subject to arrest for criminal trespass in the first degree, in
56 violation of section 53a-107.]

57 (b) A plaintiff holding property pursuant to this section shall make
58 reasonable efforts to provide the defendant notice of (1) the nature of
59 such personal effects, (2) how and where the defendant may reclaim any
60 possessions and personal effects removed and stored pursuant to this
61 section, (3) any storage and removal charges the defendant is required
62 to pay in order to reclaim such personal effects, and (4) the date on
63 which the plaintiff intends to make final disposition of such personal
64 effects.

65 [(c) Whenever the possessions and personal effects of a defendant are
66 removed by a state marshal under this section, such possessions and
67 effects shall be delivered by such marshal to the designated place of
68 storage. The plaintiff shall pay the state marshal for such removal in
69 accordance with the provisions of subsection (b) of section 52-261. Such
70 removal and delivery shall be at the expense of the defendant and may
71 be recovered by the plaintiff. If such possessions and effects are not
72 reclaimed by the defendant and the expense of such storage is not paid
73 to the chief executive officer within fifteen days after such eviction, the
74 chief executive officer shall sell the same at public auction, after using
75 reasonable efforts to locate and notify the defendant of such sale and
76 after posting notice of such sale for one week on the public signpost
77 nearest to the place where the eviction was made, if any, or at some
78 exterior place near the office of the town clerk. The chief executive
79 officer shall deliver to the defendant the net proceeds of such sale, if any,
80 after deducting a reasonable charge for storage of such possessions and
81 effects. If the defendant does not demand the net proceeds within thirty
82 days after such sale, the chief executive officer shall turn over the net

83 proceeds of the sale to the town treasury.]

84 (c) After holding such personal effects for fifteen days or more and
85 making reasonable efforts to provide the defendant with the notice
86 outlined in subsection (b) of this section, the plaintiff may dispose of
87 such personal effects as such plaintiff sees fit. If such disposition occurs
88 via sale resulting in proceeds that exceed the outstanding balance the
89 defendant owes the plaintiff for past-due rent, damage to the property
90 and storage and disposition, the plaintiff shall return the excess of such
91 proceeds to the defendant upon written request. If the plaintiff retains
92 such possessions for personal or business use, and the fair market value
93 of such possessions exceeds the outstanding balance the defendant owes
94 the plaintiff for past-due rent, damage to the property and storage and
95 disposition, the plaintiff shall return the excess of such proceeds to the
96 defendant upon written request.

97 Sec. 2. Subsection (b) of section 52-261 of the 2026 supplement to the
98 general statutes is repealed and the following is substituted in lieu
99 thereof (*Effective October 1, 2026*):

100 (b) Each officer or person shall receive the following fees: (1) For
101 service and scheduling of an execution on a summary process judgment,
102 or a foreclosure ejection, not more than one hundred dollars and the
103 fee set by the Department of Administrative Services for state
104 employees for each mile of travel; (2) for removal under section 47a-42,
105 as amended by this act, of a defendant or other occupant bound by a
106 summary process judgment, [and the possessions and personal effects
107 of such defendant or other occupant,] not more than one hundred
108 dollars per hour and the fee set by the Department of Administrative
109 Services for state employees for each mile of travel; (3) for removal and
110 taking of an inventory of possessions and personal effects of a defendant
111 or other occupant bound by a summary process judgment under section
112 47a-42a, not more than one hundred dollars per hour and the fee set by
113 the Department of Administrative Services for state employees for each
114 mile of travel; (4) for removal under section 49-22 of a defendant or other

115 occupant bound by a foreclosure judgment, and the possessions and
116 personal effects of such defendant or other occupant, not more than one
117 hundred dollars per hour and the fee set by the Department of
118 Administrative Services for state employees for each mile of travel; and
119 (5) for any execution or ejection, the officer or person serving such
120 execution or ejection may claim compensation for time and expenses
121 of any mover, locksmith or any other individual, in keeping, securing or
122 removing property and the transportation incidental to such execution
123 of ejection, provided such officer or person shall make out a bill. The
124 bill shall specify the labor done, and by whom, the time spent, the travel,
125 the money paid, if any, and to whom and for what.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	47a-42
Sec. 2	<i>October 1, 2026</i>	52-261(b)

Statement of Purpose:

To require that personal property left behind after eviction be stored for fifteen days by the plaintiff and to permit the plaintiff to dispose of such property as such plaintiff sees fit following the expiration of fifteen days.

[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.]