



General Assembly

Amendment

February Session, 2026

LCO No. 3988



Offered by:
SEN. MARX, 20th Dist.

To: Senate Bill No. 339

File No. 129

Cal. No. 102

"AN ACT ALLOWING LONG-TERM RENTAL OF BEDROOMS IN A SINGLE-FAMILY HOME AS OF RIGHT."

1 Strike lines 69 to 72, inclusive, in their entirety and insert the
2 following in lieu thereof:

3 "(11) (A) Require approval for the rental for six months or more of up
4 to three bedrooms of a single-family dwelling in a residential zone that
5 is the primary residence of the owner-occupant, regardless of the
6 presence or absence of a familial relationship between the owner and
7 the individual renting such bedroom, other than a certificate of
8 occupancy, (B) require any variance, special zoning permit, special
9 zoning exception or public hearing for such rental, or (C) change the
10 zoning classification of a dwelling being rented as described in
11 subparagraph (A) of this subdivision from a single-family dwelling to
12 any other category based solely on the existence of such rental
13 arrangement, provided nothing in this subdivision shall supersede the
14 State Building Code, the State Fire Prevention Code, the State Fire Safety
15 Code or municipal regulations adopted pursuant to subdivision (7) of

16 subsection (c) of section 7-148."

17 After the last section, add the following and renumber sections and
18 internal references accordingly:

19 "Sec. 501. (*Effective October 1, 2026*) Not later than October 1, 2026, the
20 Department of Housing shall publish, on the department's Internet web
21 site, a model rental agreement rider under which the landlord and
22 tenant of a rental arrangement described in subdivision (11) of
23 subsection (d) of section 8-2 of the general statutes, as amended by this
24 act, may enter into a written agreement concerning the payment of
25 utilities, use of common spaces, household rules, methods of conflict
26 resolution and any additional provisions the department deems
27 necessary."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	<i>October 1, 2026</i>	New section