
OLR Bill Analysis

SB 339 (File 129, as amended by Senate "A")*

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

SUMMARY

This bill prohibits most municipal zoning regulations from requiring owner-occupants of single-family homes to obtain zoning approval before renting out up to three of their home's bedrooms for terms of at least six months. The bill's prohibition applies to homes in a residential zone that owner-occupants use as their primary residence in municipalities that exercise zoning authority under the statutes (CGS § 8-2), not a special act.

Under existing law, municipalities may use their general powers to, among other things, regulate off-street parking, nuisances, and rooming or boarding houses. The bill specifies that its provisions on zoning regulations do not supersede this authority or requirements set in the state building, fire prevention, and fire safety codes. The bill does not supersede certificate of occupancy requirements.

Generally, by law, a rented bedroom is subject to the state's landlord tenant laws on dwelling units. The bill requires the Department of Housing (DOH), by October 1, 2026, to publish a model rental agreement rider for bedroom rental arrangements on its website. The model rider must give the owner-occupant (landlord) and tenant a way to specify in writing:

1. how utility costs will be paid,
2. how common spaces may be used,
3. household rules,
4. methods of conflict resolution, and

5. any additional provisions DOH deems necessary.

EFFECTIVE DATE: October 1, 2026

*Senate Amendment "A" (1) replaces language in the underlying bill with language that similarly bans most zoning regulations from requiring homeowners to get zoning approval before renting out up to three bedrooms, and specifies certain related matters (for example, that this provision does not supersede the building or fire codes) and (2) adds the provisions on the DOH model rental agreement rider.

LIMITATIONS ON ZONING REGULATIONS

Under the bill, zoning regulations adopted under statutory authority cannot require owner-occupants to get zoning approval before they rent out up to three bedrooms in their single-family home, if the rental periods are at least six months. Regulations cannot require that the owner go through a public hearing process or get a variance or special exception or permit. The bill specifies that regulations cannot require an owner-occupant (landlord) and tenant to be related (or unrelated).

The bill also prohibits zoning regulations from deeming single-family dwellings that are rented out as described above to be a different property type (such as a multifamily property), if the change in classification is based solely on bedroom rental arrangements.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 17 Nay 1 (03/05/2026)