



General Assembly

Amendment

February Session, 2026

LCO No. 3737



Offered by:

SEN. LOONEY, 11th Dist.

SEN. DUFF, 25th Dist.

SEN. COHEN, 12th Dist.

SEN. MCCRORY, 2nd Dist.

SEN. WINFIELD, 10th Dist.

SEN. MARONEY, 14th Dist.

To: Senate Bill No. 274

File No. 153

Cal. No. 106

**"AN ACT CONCERNING NONRESIDENT LANDLORD
REGISTRATION AND INCREASING PENALTIES FOR REPEAT
BUILDING AND FIRE CODE VIOLATIONS."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Section 47a-6a of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective October 1, 2026*):

5 (a) As used in this section: [.]

6 (1) ["address"] "Address" means a location as described by the full
7 street number, if any, the street name, the city or town, and the state,
8 and not a mailing address such as a post office box; [.]

9 (2) ["dwelling unit"] "Dwelling unit" means any house or building, or
10 portion thereof, which is rented, leased or hired out to be occupied, or
11 is arranged or designed to be occupied, or is occupied, as the home or

12 residence of one or more persons, living independently of each other,
13 and doing their cooking upon the premises, and having a common right
14 in the halls, stairways or yards; [,]

15 (3) ["agent in charge"] "Agent in charge" or "agent" means [one] an
16 individual who manages real [estate] property, including, but not
17 limited to, the collection of rents, [and] supervision and maintenance of
18 such property, and ensuring such property complies with state and local
19 codes;

20 (4) ["controlling participant"] "Controlling participant" means an
21 individual [that] who exercises day-to-day financial or operational
22 control; [, and]

23 (5) ["project-based housing provider"] "Project-based housing
24 provider" means a property owner who contracts with the United States
25 Department of Housing and Urban Development to provide housing to
26 tenants under the federal Housing Choice Voucher Program, 42 USC
27 1437f(o);

28 (6) "Identifying information" means proof of an individual's name,
29 date of birth, current residential address, motor vehicle operator's
30 license number or other identification number issued by any
31 government agency or entity;

32 (7) "Nonresident owner" means an individual, corporation,
33 partnership, trust or other legally recognized entity, who does not reside
34 at rental real property, who is (A) an owner, as defined in section 47a-1,
35 of such real property, or (B) the controlling participant of the entity that
36 owns such real property; and

37 (8) "Population" means the number of persons according to the most
38 recent federal decennial census.

39 (b) Any municipality with a population of fewer than twenty-five
40 thousand may, and any municipality with a population of twenty-five
41 thousand or more shall, require the nonresident owner or project-based

42 housing provider of occupied or vacant rental real property to report to
43 the tax assessor, or other municipal [office] officer designated by the
44 municipality, the current residential address of the (1) nonresident
45 owner or project-based housing provider of such property, if the
46 nonresident owner or project-based housing provider is an individual,
47 or [the current residential address of the] (2) agent in charge of the
48 building, if the nonresident owner or project-based housing provider is
49 a corporation, partnership, trust or other legally recognized entity,
50 [owning rental real property in the state.] If [the] a nonresident [owners]
51 owner or project-based housing [providers are] provider is a
52 corporation, partnership, trust or other legally recognized entity,
53 [owning rental real property in the state,] such report shall also include
54 identifying information and the current residential address of each
55 controlling participant associated with the property. If such residential
56 address changes, [notice of] the new residential address shall be
57 [provided] reported by such nonresident owner, project-based housing
58 provider or agent in charge of the building to the office of the tax
59 assessor or other designated municipal [office] officer not more than
60 twenty-one days after the date that the address change occurred. If the
61 nonresident owner, project-based housing provider or agent fails to
62 [file] report an address under this section, the address to which the
63 municipality mails property tax bills for the rental real property shall be
64 deemed to be the nonresident owner, project-based housing provider or
65 agent's current address. Such address may be used for compliance with
66 the provisions of subsection [(c)] (d) of this section.

67 (c) In addition to the residential address required pursuant to
68 subsection (b) of this section, any municipality with a population of
69 twenty-five thousand or more shall require the nonresident owner,
70 project-based housing provider or agent in charge, as applicable, to
71 report to the tax assessor, or other municipal officer designated by the
72 municipality, accurate identifying information concerning such
73 nonresident owner, project-based housing provider or agent in charge.

74 [(c)] (d) Service of a state or municipal [orders] order relating to the

75 maintenance of such rental real property or compliance with state law
76 and local codes concerning such real property directed to the
77 nonresident owner, project-based housing provider or agent at the
78 address [on file,] reported by such owner, provider or agent or deemed
79 to be [on file in accordance with the provisions of this section] such
80 owner, provider or agent's address, shall be sufficient proof of service
81 of notice of such [orders] order in any subsequent criminal or civil action
82 against the owner, project-based housing provider or agent for failure
83 to comply with [the orders] such order. The provisions of this section
84 shall not be construed to limit the validity of any other means of giving
85 notice of such orders that may be used by the state or such municipality.

86 [(d) Any person who violates] (e) A violation of any provision of this
87 section shall [have committed an infraction] be punishable by a fine
88 pursuant to the provisions of section 47a-6b.

89 [(e)] (f) Any report provided to a tax assessor, or other municipal
90 officer designated by the municipality, pursuant to subsection (b) or (c)
91 of this section [on or after October 1, 2023,] shall be confidential and
92 shall not be disclosed under chapter 14.

93 Sec. 2. Subsection (a) of section 47a-7 of the general statutes is
94 repealed and the following is substituted in lieu thereof (*Effective October*
95 *1, 2026*):

96 (a) A landlord shall: (1) Comply with the requirements of chapter
97 3680 and all applicable building and housing codes materially affecting
98 health and safety of both the state or any political subdivision thereof;
99 (2) make all repairs and do whatever is necessary to put and keep the
100 premises in a fit and habitable condition, except where the premises are
101 intentionally rendered unfit or uninhabitable by the tenant, a member
102 of [his] such tenant's family or other person on the premises with [his]
103 such tenant's consent, in which case such duty shall be the responsibility
104 of [the] such tenant; (3) keep all common areas of the premises in a clean
105 and safe condition; (4) maintain in good and safe working order and
106 condition all electrical, plumbing, sanitary, heating, ventilating and

107 other facilities and appliances and elevators, supplied or required to be
108 supplied by [him] such tenant; (5) provide and maintain appropriate
109 receptacles for the removal of ashes, garbage, rubbish and other waste
110 incidental to the occupancy of the dwelling unit and arrange for their
111 removal; [and] (6) supply running water and reasonable amounts of hot
112 water at all times and reasonable heat except if the building which
113 includes the dwelling unit is not required by law to be equipped for that
114 purpose or if the dwelling unit is so constructed that heat or hot water
115 is generated by an installation within the exclusive control of the tenant
116 or supplied by a direct public utility connection; and (7) comply with
117 the requirements of section 47a-6a, as amended by this act.

118 Sec. 3. Section 29-254a of the general statutes is repealed and the
119 following is substituted in lieu thereof (*Effective October 1, 2026*):

120 Any person who violates any provision of the State Building Code
121 shall, for the first offense, be fined not less than two hundred dollars or
122 more than one thousand dollars or imprisoned not more than six
123 months, or both, and, for any subsequent offense, be fined not less than
124 five hundred dollars or more than two thousand dollars or imprisoned
125 not more than six months, or both.

126 Sec. 4. Subsection (e) of section 29-291c of the general statutes is
127 repealed and the following is substituted in lieu thereof (*Effective October*
128 *1, 2026*):

129 (e) In addition to the fine prescribed in subsection (a) of this section,
130 any person who violates any provision of the State Fire Prevention Code
131 or Fire Safety Code shall, for a first offense, be fined not less than two
132 hundred dollars or more than one thousand dollars or be imprisoned
133 not more than six months, or both, and, for any subsequent offense, be
134 fined not less than five hundred dollars or more than one thousand
135 dollars or imprisoned not more than six months, or both.

136 Sec. 5. Section 29-394 of the general statutes is repealed and the
137 following is substituted in lieu thereof (*Effective October 1, 2026*):

138 Any person who, by [himself or his] such person or such person's
 139 agent, fails to comply with the written order of a building inspector for
 140 the provision of additional exit facilities in a building, the repair or
 141 alteration of a building or the removal of a building or any portion
 142 thereof, shall, for a first offense, be fined not less than two hundred
 143 dollars nor more than one thousand dollars or imprisoned not more
 144 than six months, or both, and, for any subsequent offense, be fined not
 145 less than five hundred dollars or more than two thousand dollars or
 146 imprisoned not more than six months, or both."

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	47a-6a
Sec. 2	October 1, 2026	47a-7(a)
Sec. 3	October 1, 2026	29-254a
Sec. 4	October 1, 2026	29-291c(e)
Sec. 5	October 1, 2026	29-394