

OFFICE OF LEGISLATIVE RESEARCH
PUBLIC ACT SUMMARY



PA 26-84—sSB 369

Public Safety and Security Committee

Appropriations Committee

**AN ACT ESTABLISHING VARIOUS REQUIREMENTS REGARDING
ELEVATORS**

SUMMARY: This act assigns several elevator-related maintenance, repair, notice, and other duties to owners of residential elevator buildings, including requiring them to give tenants a notice within 24 hours after an elevator is first reported as inoperable and not restored to service.

Under the act, a “residential elevator building,” is generally any building in Connecticut that is wholly or partly used for residential purposes with at least one elevator used to enter or exit any floor above or below the ground floor, including a garage. But it does not include buildings located on municipal- or state-owned property or a building or structure undergoing remodeling, restoration, repair, or renovation under a current building permit.

The act authorizes the Department of Administrative Services (DAS) to impose specific fines and take certain other enforcement actions to address violations. It also requires “local building officials” (municipal-appointed officers responsible for administering the State Building Code) to investigate any complaint received about inoperable elevators subject to the act and gives them other responsibilities.

EFFECTIVE DATE: October 1, 2026

DEFINITIONS

The act adds several terms, including “residential elevator building” and “local building official” described above, that apply to its provisions as well as other existing public safety laws regulating elevators, escalators, and lifts. This includes “owner,” which is one or more individuals or entities who own, jointly or severally, all or part of (1) a property’s legal title or (2) the beneficial ownership and a right to present use and enjoyment of the premises and includes a mortgagee in possession. The act applies this definition to several existing provisions (CGS §§ 29-194 to 29-197 & 29-199).

The act also defines “inoperable” as operating in a way that materially and consistently limits reliable access to dwelling units served by an elevator, and extends this definition to an existing provision governing elevator inspections in privately owned multifamily housing projects that requires inspectors to estimate how long inoperable elevators are expected to remain so (CGS § 29-195).

The act also adds other definitions as described below.

DUTIES OF RESIDENTIAL ELEVATOR BUILDING OWNERS

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Elevator Maintenance

The act requires residential elevator building owners to maintain each elevator in their buildings in continuous working order in compliance with applicable “building and housing codes,” which are any law, ordinance, or governmental regulation on fitness for habitation or the construction, maintenance, operation, occupancy, use, or appearance of any premises or dwelling unit. The act separately specifies that this term includes the Connecticut Safety Code for Elevators and Escalators.

The act also requires owners to give tenants 24 hours’ advance written notice about any scheduled elevator maintenance.

Signage by Elevator

Under the act, residential elevator building owners must also post specific signage as close as possible to the call buttons of the elevators in their buildings, but not higher than 60 inches from the floor. The signage must state the following in English and Spanish:

If this elevator is not working and it is an emergency, dial 911. If it is not an emergency and you do not have access to another working elevator for at least forty-eight consecutive hours, call (THE APPLICABLE MUNICIPALITY) at (THE APPLICABLE PHONE NUMBER).

Inoperable Elevators

If an elevator in a residential elevator building is reported as being inoperable and it is not restored to service within 24 hours after that reporting, the act requires the building’s owner to give each tenant whose dwelling unit is served by that elevator a notice stating, at least, the:

1. cause of the inoperability, if known;
2. estimated time for repair, if known;
3. name and contact information for someone who will provide current information on the repair’s status, and
4. name and contact information of the local building official to report any violation of the act or applicable building and housing codes.

Within 48 hours after an elevator being first reported as inoperable and not restored to service, the act requires the owner to submit to the local building official the above inoperability notice the owner gave to tenants and a repair plan prepared by an “elevator contractor” (a person licensed by the Department of Consumer Protection to perform elevator installation, repair, and maintenance work). The repair plan must include the (1) cause of the inoperability, (2) nature of the repair required, and (3) date the elevator repairs are expected to be completed.

Until the inoperable elevator is restored to service, owners must comply with the plan for periodic updates the act requires their local building officials to prepare

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(see below).

Penalty

The act makes violations of the above requirements subject to a fine of up to \$250 for the first offense and up to \$500 for any subsequent offense.

DAS ENFORCEMENT

The act authorizes DAS to impose the above penalty or take any action authorized by the public safety laws regulating elevators, escalators, and lifts to enforce compliance with the act, including (1) requiring more frequent elevator inspections, (2) revoking a certificate to operate an elevator, or (3) requiring an elevator to stop service.

LOCAL BUILDING OFFICIAL RESPONSIBILITIES

The act requires local building officials, after receiving a notice and repair plan for an inoperable elevator in a residential elevator building, to contact the building's owner or the elevator contractor, as needed, within two business days to establish a plan for periodic updates about the repair plan's status.

Additionally, the act requires local building officials to investigate any complaint received about inoperable elevators in residential elevator buildings. If an official finds an elevator to be inoperable, and, presumably, the building owner has not complied with the act's requirements for inoperable elevators, the official must issue a written request to the owner. The request must require the owner to comply with the act within five business days after the date of the request and specify that if the owner does not do so, the owner may be subject to the penalties for violating the public safety laws regulating elevators, escalators, and lifts, which are a fine up to \$250 for the first offense and a class B misdemeanor for any subsequent offense (see [Table on Penalties](#)).

The act also requires local building officials to notify DAS, in a form and manner the commissioner sets, about:

1. receiving a notice and repair plan for an inoperable elevator;
2. receiving a complaint about an inoperable elevator in a residential elevator building; and
3. any instance of a residential elevator building owner not complying with (a) the act's duties imposed on residential elevator building owners, (b) a repair plan for an inoperable elevator, (c) a plan for periodic updates, or (d) a request for compliance.

RELATED LAW

The act's provisions are in addition to existing landlord and tenant law under which residential dwelling unit, building, and premises owners (and lessors and sublessors) must maintain elevators they supply (or are required to supply) in good

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and safe working order and condition (CGS § 47a-7).