



House of Representatives

General Assembly

File No. 262

January Session, 2025

Substitute House Bill No. 6889

House of Representatives, March 26, 2025

The Committee on Housing reported through REP. FELIPE of the 130th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING EVICTIONS FOR CAUSE.

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

1 Section 1. Section 47a-23c of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2025*):

3 (a) (1) Except as provided in subdivision (2) of this subsection, this
4 section applies to any tenant who resides in a building or complex
5 consisting of five or more separate dwelling units or who resides in a
6 mobile manufactured home park and who: [is either: (A) Sixty-two] (A)
7 Is sixty-two years of age or older, or whose spouse, sibling, parent or
8 grandparent is sixty-two years of age or older and permanently resides
9 with that tenant, [or] (B) is a person with a physical or mental disability,
10 as defined in subdivision (12) of section 46a-64b, or whose spouse,
11 sibling, child, parent or grandparent is a person with a physical or
12 mental disability who permanently resides with that tenant, but only if
13 such disability can be expected to result in death or to last for a
14 continuous period of at least twelve months, or (C) has resided in such
15 building, complex or mobile manufactured home park for not less than
16 thirteen months.

17 (2) With respect to tenants in common interest communities, this
18 section applies only to (A) a conversion tenant, as defined in subsection
19 (3) of section 47-283, who (i) is described in subdivision (1) of this
20 subsection, or (ii) is not described in subdivision (1) of this subsection
21 but, during a transition period, as defined in subsection (4) of section 47-
22 283, is residing in a conversion condominium created after May 6, 1980,
23 or in any other conversion common interest community created after
24 December 31, 1982, or (iii) is not described in subdivision (1) of this
25 subsection but is otherwise protected as a conversion tenant by public
26 act 80-370, and (B) a tenant who is not a conversion tenant but who is
27 described in subdivision (1) of this subsection if [his] such tenant's
28 landlord owns five or more dwelling units in the common interest
29 community in which the dwelling unit is located.

30 (3) As used in this section, "tenant" includes each resident of a mobile
31 manufactured home park, as defined in section 21-64, including a
32 resident who owns [his own home] the home in which such resident
33 resides, "landlord" includes a "licensee" and an "owner" of a mobile
34 manufactured home park, as defined in section 21-64, "complex" means
35 two or more buildings on the same or contiguous parcels of real
36 property under the same ownership, and "mobile manufactured home
37 park" means a parcel of real property, or contiguous parcels of real
38 property under the same ownership, upon which five or more mobile
39 manufactured homes occupied for residential purposes are located.

40 (b) (1) No landlord may bring an action of summary process or other
41 action to dispossess a tenant described in subsection (a) of this section
42 except for one or more of the following reasons: (A) Nonpayment of
43 rent; (B) refusal to agree to a fair and equitable rent increase, as [defined]
44 described in subsection (c) of this section; (C) material noncompliance
45 with section 47a-11 or subsection (b) of section 21-82, which materially
46 affects the health and safety of the other tenants or which materially
47 affects the physical condition of the premises; (D) voiding of the rental
48 agreement pursuant to section 47a-31, or material noncompliance with
49 the rental agreement; (E) material noncompliance with the rules and
50 regulations of the landlord adopted in accordance with section 47a-9 or

51 21-70; (F) permanent removal by the landlord of the dwelling unit of
52 such tenant from the housing market; or (G) bona fide intention by the
53 landlord to use such dwelling unit as [his] such landlord's principal
54 residence or, if the tenant is not sixty-two years of age or older or a
55 person with a physical or mental disability, as the principal residence
56 for such landlord's child, grandchild, parent or grandparent, provided
57 in either case that (i) the landlord is a natural person, (ii) the landlord
58 gave such tenant at least ninety days' advance written notice, (iii) there
59 is no other unit in the building or complex or mobile manufactured
60 home park reasonably available to the landlord or such landlord's
61 relative at that time or within a reasonable period of time, and (iv) the
62 landlord has a bona fide belief that such use for principal residency will
63 continue for at least six months.

64 (2) The ground stated in subparagraph (G) of subdivision (1) of this
65 subsection is not available to the owner of a dwelling unit in a common
66 interest community occupied by a conversion tenant.

67 (3) A tenant may not be dispossessed for a reason described in
68 subparagraph (B), (F) or (G) of subdivision (1) of this subsection during
69 the term of any existing rental agreement.

70 (c) (1) The rent of a tenant protected by this section may be increased
71 only to the extent that such increase is fair and equitable, based on the
72 criteria set forth in section 7-148c.

73 (2) Any such tenant aggrieved by a rent increase or proposed rent
74 increase may file a complaint with the fair rent commission, if any, for
75 the town, city or borough where [his] such tenant's dwelling unit or
76 mobile manufactured home park lot is located; or, if no such fair rent
77 commission exists, may bring an action in the Superior Court to contest
78 the increase. In any such court proceeding, the court shall determine
79 whether the rent increase is fair and equitable, based on the criteria set
80 forth in section 7-148c.

81 (d) A landlord, to determine whether a tenant is a protected tenant,
82 as described in subparagraph (A) or (B) of subdivision (1) of subsection

83 (a) of this section, when such protected status is not readily apparent to
84 the landlord, may request proof of such protected status. On such
85 request, any tenant claiming protection shall provide proof of the
86 protected status within thirty days. The proof shall include a statement
87 of a physician or an advanced practice registered nurse in the case of
88 alleged blindness or other physical disability.

89 (e) (1) On and after January 1, 2024, whenever a dwelling unit located
90 in a building or complex consisting of five or more separate dwelling
91 units or in a mobile manufactured home park is rented to, or a rental
92 agreement is entered into or renewed with, a tenant, the landlord of
93 such dwelling unit or such landlord's agent shall provide such tenant
94 with written notice of the provisions of subsections (b) and (c) of this
95 section in a form as described in subdivision (2) of this subsection and,
96 on and after January 1, 2026, the landlord or agent shall provide the
97 revised notice created under said subdivision.

98 (2) Not later than December 1, 2023, the Commissioner of Housing
99 shall create a notice to be used by landlords, pursuant to subdivision (1)
100 of this subsection, to inform tenants of the rights provided to protected
101 tenants under subsections (b) and (c) of this section. Such notice shall be
102 a one-page, plain-language summary of such rights and shall be
103 available in both English and Spanish. Not later than December 1, 2023,
104 such notice shall be posted on the Department of Housing's Internet web
105 site. Not later than December 1, 2025, the Commissioner of Housing
106 shall revise such notice in accordance with the provisions of this section
107 and shall post such revised notice on the Department of Housing's
108 Internet web site.

109 (3) Not later than December 1, 2028, the commissioner shall (A)
110 translate the notice required under subdivision (2) of this subsection
111 into the five most commonly spoken languages in the state, as
112 determined by the commissioner, and (B) post such translations on the
113 Department of Housing's Internet web site not later than December 1,
114 2028.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2025</i>	47a-23c
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HSG *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 26 \$	FY 27 \$
Various Municipalities	Potential Savings	Minimal	Minimal

Explanation

The bill, which eliminates lapse of time evictions for certain tenants, is not anticipated to have a fiscal impact to the state. To the extent the bill results in fewer evictions, there may be a potential savings to municipalities associated with storing less possessions of evicted tenants, beginning in FY 26.

The court system disposes of over 20,000 housing summary process cases annually. The possible reduction in summary process filings is not anticipated to have a material change on the Judicial Department's operations.

The bill additionally requires the Department of Housing to modify an existing online notice, which can be done without cost.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of evictions and property municipalities must store as a result.

OLR Bill Analysis**sHB 6889*****AN ACT CONCERNING EVICTIONS FOR CAUSE.*****SUMMARY**

This bill extends certain existing eviction and rent increase protections to all tenants who have lived in specified housing types for at least 13 months. This generally includes buildings and complexes with at least five separate dwelling units and mobile home parks with at least five homes. Under current law, these protections are generally available only to tenants who (1) live in these housing types and (2) are at least age 62 or individuals with disabilities (and their family members in the household).

Existing law allows landlords to evict tenants covered by these protections (“protected tenants”) based only on certain grounds. Landlords cannot do so solely because the lease has expired (a lapse of time eviction). The bill establishes an additional ground, applicable only to tenants who are not at least age 62 or an individual with a disability, based on a landlord’s intention to use the dwelling unit as a family member’s principal residence.

Current law requires (1) the Department of Housing (DOH) to create a one-page notice summarizing protected tenants’ rights related to evictions and rent increases and post it on the department’s website and (2) landlords (or their agents) to provide the notice to any tenant that rents, or enters or renews an agreement to rent, a dwelling unit located in a building or complex or mobile home park described above. The bill requires DOH to revise this notice, by December 1, 2025, based on its extension of these protections and correspondingly requires landlords or their agents to use the revised notice starting on January 1, 2026.

The bill also makes various minor, technical, and conforming changes.

EFFECTIVE DATE: October 1, 2025

PROTECTED TENANTS

The bill generally extends existing law's eviction and rent increase protections (see below) for certain protected tenants to all tenants who have lived in one the following housing types for a minimum of 13 months:

1. buildings or complexes with at least five separate dwelling units;
or
2. mobile manufactured home parks with at least five homes.

This extension also applies to qualifying tenants living in common interest communities (1) where their landlord owns at least five dwelling units or (2) that were previously converted from a mobile home park, under certain circumstances (see BACKGROUND).

Under current law, these protections generally apply only to a tenant living in the housing types described above who is:

1. at least age 62, or who permanently lives with a spouse, sibling, parent, or grandparent (i.e. family member) meeting this age requirement; or
2. a person with a physical or mental disability, or who permanently lives with a family member, including a child, with a disability that can be expected to last for at least 12 months or result in death.

Under existing law, unchanged by the bill, "landlord" includes a licensee or owner of a mobile home park and "tenant" includes park residents.

Currently, a landlord can request proof of a person's status as a "protected tenant." The bill specifies that landlords may only do so when protected status is not readily apparent.

GROUND'S FOR EVICTION

The bill extends existing law's eviction protection to the expanded group of protected tenants. As under existing law, landlords can evict protected tenants based only on certain grounds. These are commonly known as "for cause" or "just cause" evictions and include the following reasons:

1. nonpayment of rent;
2. material noncompliance with tenants' or mobile home parks residents' statutory duties that materially affects the (a) health and safety of other tenants or (b) physical condition of the premises (this generally includes nuisance and serious nuisance);
3. material noncompliance with the rental agreement or a landlord's lawfully adopted rules and regulations; and
4. voiding of a rental agreement based on certain illegal activity.

Additionally, landlords can evict these tenants for other reasons after a rental agreement expires, including if the (1) tenant will not agree to a fair and equitable rent increase (see below) or (2) landlord permanently removes the unit from the housing market or genuinely intends to use it as his or her principal residence.

(It is unclear if the bill's extended eviction protection applies to a tenant, not protected under current law, whose rental agreement has expired and who is party to an eviction proceeding at the time he or she reaches 13 months of residency in a qualifying unit.)

Principal Residence for Landlord or Family Member

The bill establishes an additional eviction ground, applicable only to tenants who are not at least age 62 or an individual with a disability, based on a landlord's genuine intention to use the dwelling unit as the principal residence of certain family members (a child, grandchild, parent, or grandparent). However, it also requires the following conditions be met for this ground to apply:

1. the landlord is a natural person;
2. he or she gave the tenant at least 90 days' advance written notice;
3. there is currently no other unit in the building, complex, or mobile home park reasonably available to the landlord or family member, or one that will become available within a reasonable time period; and
4. the landlord genuinely believes that he or she, or the family member, will use the dwelling unit as a principal residence for at least six months.

The bill also applies these conditions to existing law's eviction ground based on a landlord's intention to use the dwelling unit as his or her own principal residence (see above). As under existing law for this ground, a landlord's intention to use the dwelling unit as a family member's principal residence is not applicable to common interest community conversion tenants.

PROTECTION AGAINST EXCESSIVE RENT INCREASES

As under existing law for protected tenants at least age 62 or with a disability (and their family members in the household), the bill requires rent increases for all protected tenants to be "fair and equitable" based on the same factors a fair rent commission must consider in determining excessive rent increases (see BACKGROUND). It allows these tenants, if aggrieved by a rent increase (or proposed increase), to (1) file a complaint with the municipality's fair rent commission, or (2) if living in a municipality without one, to go to court to fight the increase. Existing law, unchanged by the bill, requires the court to determine whether the rent increase is fair and equitable based on the factors fair rent commissions must use.

BACKGROUND

Conversion Tenants

By law, common interest community conversion tenants are generally those who live in a dwelling unit or on a mobile home park

space or lot both before and after it becomes part of a common interest community or is offered for sale as part of one (i.e. a converted unit) (CGS § 47-283).

Fair Rent Commissions and Fair and Equitable Rent Increases

The law authorizes municipalities (and requires those with a population of at least 25,000) to establish fair rent commissions to (1) control and eliminate excessive (i.e. harsh and unconscionable) rental charges and (2) enforce landlord-tenant statutes prohibiting landlord retaliation and establishing eviction protections for certain protected tenants (as described above).

Fair rent commissions must consider certain factors, as applicable, when determining whether a rental charge or proposed rent increase is excessive to the point of being “harsh and unconscionable” (e.g., rents for comparable units and the amount and frequency of rent increases) (CGS § 7-148b et seq.).

Related Bills

sSB 12 (§ 6), sSB 1264, sSB 1266 (File 72), HB 6892, and sHB 6943 (§ 3), all reported favorably by the Housing Committee, make various changes affecting fair rent commissions.

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 11 Nay 8 (03/06/2025)