



General Assembly

January Session, 2025

**Proposed Bill No. 6490**

LCO No. 1523



Referred to Committee on HOUSING

Introduced by:

REP. CANDELARIA J., 95th Dist.

**AN ACT ESTABLISHING A MAXIMUM ANNUAL RENTAL PRICE INCREASE FOR RESIDENTIAL LEASES AND PERMITTING TENANTS TO FILE A COMPLAINT ALLEGING VIOLATIONS OF SUCH MAXIMUM ANNUAL INCREASE.**

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

- 1 That title 47a of the general statutes be amended to (1) allow a
- 2 landlord to raise rental prices by the sum of the local Consumer Price
- 3 Index and five per cent, with a maximum one-time annual increase of
- 4 ten per cent, (2) prohibit a landlord who increases rental prices in an
- 5 amount less than the maximum allowed annual amount to apply the
- 6 unused increase in a future year, (3) require a landlord to notify a tenant
- 7 of any increase in rental price ninety days prior to the increase, in
- 8 writing, and include the original rental price and new price, and how
- 9 the percentage of such rental increase was calculated, (4) require each
- 10 increase in rental price to comply with fair housing laws, (5) allow a
- 11 landlord to request a limited, temporary waiver of the maximum annual
- 12 rental price increase if such landlord invests in significant, long-term
- 13 property improvements, (6) permit a tenant to file a complaint with the
- 14 Department of Housing alleging violations of the maximum annual

15 rental increase, and require such complaint to be investigated within  
16 thirty days, and (7) permit the Department of Housing to require a  
17 landlord to reduce rental prices, refund overcharges and pay civil  
18 penalties for violations of this section, and provide for any subsequent  
19 or wilful violations be subject to enhanced penalties not to exceed one  
20 thousand dollars per violation.

***Statement of Purpose:***

To establish a maximum annual rental price increase with certain limited exceptions, permit a tenant to file a complaint with the Department of Housing alleging violations of the maximum annual rental price increase, and provide enhanced penalties for such violations.