



General Assembly

January Session, 2025

Proposed Bill No. 6495

LCO No. 3134



Referred to Committee on HOUSING

Introduced by:

REP. ROCHELLE, 104th Dist.

AN ACT REQUIRING A LANDLORD TO REIMBURSE A TENANT FOR SPOILED FOOD OR MEDICINE UNDER CERTAIN CONDITIONS.

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 require a landlord
- 2 that owns twenty-five or more dwelling units to reimburse any tenant
- 3 for spoiled food or medicine if such spoilage occurs due to the landlord's
- 4 failure to repair refrigeration equipment or electrical malfunctions that
- 5 cause the failure of such refrigeration equipment that are within the
- 6 landlord's control, provided (1) a landlord shall have twenty-four hours
- 7 to repair or replace such refrigeration equipment or offer alternative
- 8 refrigeration to avoid reimbursing the tenant, (2) with any request for
- 9 reimbursement, a tenant shall provide proof of purchase of such spoiled
- 10 food or medicine, and (3) a landlord shall have thirty days from the date
- 11 the tenant provides such proof of purchase to reimburse the tenant.

Statement of Purpose:

To require a landlord to reimburse a tenant for spoiled food or medicine due to the landlord's failure to repair refrigeration equipment or electrical malfunctions under certain conditions.