



General Assembly

January Session, 2025

***Raised Bill No. 6948***

LCO No. 4337



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING THE COLLATERAL CONSEQUENCES OF  
CRIMINAL RECORDS ON HOUSING OPPORTUNITIES.***

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

1 Section 1. Section 46a-64b of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2025*):

3 As used in sections 46a-51 to 46a-99, inclusive, as amended by this  
4 act, and section 2 of this act:

5 (1) "Applicant" means any person considered for, or who requests to  
6 be considered for, tenancy within a dwelling.

7 (2) "Background screening company" means any person, corporation,  
8 partnership or other entity that regularly engages in the practice of  
9 assembling, evaluating or disseminating criminal history information  
10 for monetary fees or subscriptions.

11 (3) "Comparable unit" means a dwelling unit that is: (A) Located in  
12 the same building or complex as the originally offered unit or in a  
13 building or complex of similar quality within the same geographic area;

14 (B) substantially similar in size, features, amenities and rental price to  
15 the originally offered unit; (C) available for occupancy under  
16 substantially similar lease terms and conditions; and (D) compliant with  
17 all applicable housing quality standards and accessibility requirements.

18 (4) "Conditional offer" means an offer to rent or lease a rental  
19 dwelling unit to an applicant that is contingent on a subsequent inquiry  
20 into the applicant's criminal record, or any other eligibility criteria that  
21 the housing provider may lawfully utilize.

22 (5) "Conviction" means a judgment entered by a court upon a plea of  
23 guilty, a plea of nolo contendere or a finding of guilty by a jury or the  
24 court, notwithstanding any pending appeal or habeas corpus  
25 proceeding arising from such judgment.

26 [(1)] (6) "Discriminatory housing practice" means any discriminatory  
27 practice specified in section 46a-64c or [section] 46a-81e or section 2 of  
28 this act.

29 [(2)] (7) "Dwelling" means any building, structure, mobile  
30 manufactured home park or portion thereof which is occupied as, or  
31 designed or intended for occupancy as, a residence by one or more  
32 families, and any vacant land which is offered for sale or lease for the  
33 construction or location thereon of any such building, structure, mobile  
34 manufactured home park or portion thereof.

35 [(3)] (8) "Fair Housing Act" means Title VIII of the Civil Rights Act of  
36 1968, as amended from time to time, and known as the federal Fair  
37 Housing Act (42 USC 3600-3620).

38 [(4)] (9) "Family" includes a single individual.

39 [(5)] (10) "Familial status" means one or more individuals who have  
40 not attained the age of eighteen years being domiciled with a parent or  
41 another person having legal custody of such individual or individuals;  
42 or the designee of such parent or other person having such custody with

43 the written permission of such parent or other person; or any person  
44 who is pregnant or is in the process of securing legal custody of any  
45 individual who has not attained the age of eighteen years.

46 [(6)] (11) "Housing for older persons" means housing: (A) Provided  
47 under any state or federal program that the Secretary of the United  
48 States Department of Housing and Urban Development determines is  
49 specifically designed and operated to assist elderly persons as defined  
50 in the state or federal program; or (B) intended for, and solely occupied  
51 by, persons sixty-two years of age or older; or (C) intended and operated  
52 for occupancy by [at least] not fewer than one person fifty-five years of  
53 age or older per unit in accordance with the standards set forth in the  
54 Fair Housing Act and regulations developed pursuant thereto by the  
55 Secretary of the United States Department of Housing and Urban  
56 Development.

57 (12) "Housing provider" means a landlord, as defined in section 47a-  
58 1, an owner of a dwelling, an agent of such landlord or owner, a real  
59 estate agent, a property manager, a housing authority created pursuant  
60 to section 8-40, a public housing agency or other entity that provides  
61 dwelling units to tenants or prospective tenants.

62 [(7)] (13) "Mobile manufactured home park" means a plot of land  
63 upon which two or more mobile manufactured homes occupied for  
64 residential purposes are located.

65 [(8)] (14) "Physical or mental disability" includes, but is not limited to,  
66 intellectual disability, as defined in section 1-1g, and physical disability,  
67 as defined in subdivision (15) of section 46a-51, and also includes, but is  
68 not limited to, persons who have a handicap as that term is defined in  
69 the Fair Housing Act.

70 [(9)] (15) "Residential-real-estate-related transaction" means (A) the  
71 making or purchasing of loans or providing other financial assistance  
72 for purchasing, constructing, improving, repairing or maintaining a  
73 dwelling, or secured by residential real estate; or (B) the selling,

74 brokering or appraising of residential real property.

75 [(10)] (16) "To rent" includes to lease, to sublease, to let and to  
76 otherwise grant for a consideration the right to occupy premises not  
77 owned by the occupant.

78 Sec. 2. (NEW) (*Effective October 1, 2025*) (a) Except as provided in  
79 subsections (g) and (h) of this section, it shall be a discriminatory  
80 housing practice in violation of this section for a housing provider to  
81 require an applicant to complete any housing application or to make any  
82 oral inquiry about an applicant's criminal record prior to the provision  
83 of a conditional offer.

84 (b) Prior to accepting any application fee, a housing provider shall  
85 disclose in writing to the applicant: (1) Whether the eligibility criteria of  
86 the housing provider includes the review and consideration of criminal  
87 history; and (2) a statement that the applicant, pursuant to this  
88 subsection, may provide evidence demonstrating inaccuracies within  
89 the applicant's criminal record or evidence of rehabilitation or other  
90 mitigating factors.

91 (c) After issuing a conditional offer to an applicant, a housing  
92 provider may only consider criminal convictions as follows, based on  
93 the law in the effect when the rental application is submitted: (1)  
94 Without any time limitation or age restriction, convictions for: (A)  
95 Murder as provided in section 53a-54a of the general statutes; (B) felony  
96 murder as provided in section 53a-54c of the general statutes; (C)  
97 trafficking in persons as provided in section 53a-192a of the general  
98 statutes; (D) a sexually violent offense as defined in section 54-250 of the  
99 general statutes; (E) one of the following violent felony offenses  
100 involving a firearm: (i) Kidnapping in the first degree with a firearm as  
101 provided in section 53a-92a of the general statutes; (ii) manslaughter in  
102 the first degree with a firearm as provided in section 53a-55a of the  
103 general statutes; (iii) kidnapping in the second degree with a firearm as  
104 provided in section 53a-94a of the general statutes; (iv) manslaughter in

105 the second degree with a firearm as provided in section 53a-56a of the  
106 general statutes; (v) assault in the second degree with a firearm resulting  
107 in serious physical injury as provided in section 53a-60a of the general  
108 statutes; or (vi) burglary in the second degree with a firearm as provided  
109 in section 53a-102a of the general statutes, (2) a conviction for a felony  
110 offense carrying a maximum term of imprisonment exceeding twenty  
111 years, provided the applicant's release from a correctional institution  
112 occurred within the five years immediately preceding the date the rental  
113 application is submitted, and the applicant was above the age of twenty-  
114 four at the time the offense occurred, (3) a conviction for a felony offense  
115 carrying a maximum term of imprisonment between five and twenty  
116 years, inclusive, provided the applicant's release from a correctional  
117 institution occurred within the three years immediately preceding the  
118 date the rental application is submitted and the applicant was above the  
119 age of twenty-four at the time the offense occurred, or (4) a conviction  
120 for a felony offense carrying a maximum term of imprisonment of less  
121 than five years, provided the applicant's release from a correctional  
122 institution occurred within the one year immediately preceding the date  
123 the rental application is submitted and the applicant was above the age  
124 of twenty-four at the time the offense occurred.

125 (d) For purposes of verifying an applicant's release date from a  
126 correctional institution under subsection (c) of this section, a housing  
127 provider shall accept as sufficient evidence of a release date any of the  
128 following forms of documentation, including, but not limited to: (1)  
129 Release documentation issued by the Department of Correction, (2) a  
130 certificate of discharge or similar official document or letter from the  
131 correctional institution from which such applicant was released, (3)  
132 documentation from the Board of Pardons and Parole confirming the  
133 release date, (4) court records indicating the release date, (5) a letter from  
134 a parole or probation officer confirming the release date, (6) a written  
135 statement from an authorized representative of a halfway house, reentry  
136 program or community organization providing reentry services to the  
137 individual, (7) records obtained from any publicly accessible state,

138 government or correctional database showing release date information,  
139 or (8) any other government-issued document that verifies the release  
140 date. Documentation provided under this subsection shall be deemed  
141 valid if it clearly states the release date and contains identifying  
142 information that reasonably matches the applicant. A housing provider  
143 shall not require multiple forms of documentation of the release date if  
144 one valid form is provided.

145 (e) Within the applicable time period specified in subsection (c) of this  
146 section, before withdrawing a conditional offer based on the criminal  
147 conviction of any applicant, a housing provider shall consider (1) the  
148 nature and severity of the criminal offense, (2) the age of the applicant  
149 at the time of the offense, (3) the length of time elapsed since the offense,  
150 (4) the relationship, if any, the crime may have to the prospective  
151 tenancy of the convicted person, and (5) any information produced by  
152 the applicant, or produced on the applicant's behalf, regarding the  
153 applicant's rehabilitation or good conduct since the offense.

154 (f) Upon withdrawing a conditional offer based on criminal history,  
155 the housing provider shall provide the applicant with written  
156 notification that includes, with specificity, the reason or reasons for the  
157 withdrawal of the conditional offer.

158 (g) Background screening companies shall only report to housing  
159 providers criminal conviction information that housing providers are  
160 permitted to consider under subsection (c) of this section.

161 (h) In ascertaining whether an applicant has committed a crime, a  
162 housing provider shall comply with all applicable laws, including, but  
163 not limited to, the Fair Credit Reporting Act, 15 USC 1681 et seq., as  
164 amended from time to time. An applicant's rental application may not  
165 be denied based on (1) an official or unofficial record of an arrest or a  
166 charge or other allegation of a criminal act not followed by a conviction,  
167 (2) a violation of a condition of probation or parole resulting from  
168 conduct that would not be a criminal act if it were not prohibited by

169 such condition, (3) a record of a conviction that has been erased, or (4) a  
170 conviction for conduct that occurred when the applicant was a minor.

171 (i) Before withdrawing a conditional offer under this section, a  
172 housing provider shall provide written notice to the applicant that the  
173 offer requires further review due to the applicant's criminal record. The  
174 housing provider shall provide the applicant not less than five business  
175 days in which to respond to such notice and present relevant mitigating  
176 information regarding the conviction and evidence that the applicant  
177 would be a suitable tenant. Such evidence may include, but is not  
178 limited to, the following factors: (1) The nature and severity of the  
179 criminal offense, (2) the facts or circumstances surrounding the criminal  
180 conduct, (3) the age of the applicant at the time of the offense, (4) the  
181 length of time elapsed since the offense, (5) evidence the applicant has  
182 maintained a good tenant history before or after the offense, (6) the  
183 applicant's employment status, (7) any information produced by the  
184 applicant, or produced on the applicant's behalf, regarding the  
185 applicant's rehabilitation, good character or good conduct since the  
186 offense, and (8) any evidence that the offense is unlikely to reoccur. The  
187 housing provider shall issue a written decision to the applicant not later  
188 than ten business days after receiving the mitigating information that  
189 includes, with specificity, the reason or reasons for approval or  
190 withdrawal of the conditional offer. During such time period, the  
191 housing provider may continue to market and lease the unit to other  
192 applicants. If the unit is leased to another applicant and the original  
193 applicant is subsequently approved through the review process, the  
194 housing provider shall offer the applicant one or more comparable  
195 units, if such units exist, and provide the applicant the opportunity to  
196 lease one of the comparable units.

197 (j) Housing providers shall maintain written records of their decision-  
198 making process regarding applicants' criminal records for a minimum  
199 of three years following the date of the rental application. Such records  
200 shall include: (1) All application materials and criminal history  
201 information received, (2) documentation of the analysis conducted

202 under subsection (d) of this section, (3) copies of all notices and  
203 correspondence with the applicant, (4) written explanations of all  
204 decisions made, and (5) any other relevant documentation.

205 (k) Except as provided in subsections (l) and (m) of this section, it  
206 shall be a discriminatory practice in violation of this section to (1)  
207 discriminate against any person in the terms, conditions or privileges of  
208 the rental of a dwelling unit, or in the provision of services or facilities  
209 in connection with the rental of such dwelling unit, because of such  
210 person's criminal conviction status, (2) make, print or publish, or cause  
211 to be made, printed or published, any notice, statement or  
212 advertisement with respect to the rental of a dwelling unit that indicates  
213 any preference, limitation or discrimination based on criminal  
214 conviction status, or an intention to make any such preference,  
215 limitation or discrimination, (3) represent to any person because of  
216 criminal conviction status that any dwelling unit is not available for  
217 inspection or rental if such dwelling unit is so available, and (4) inquire  
218 about an applicant's prior arrests, criminal charges or convictions on an  
219 initial application for rental of a dwelling unit unless required to do so  
220 by federal law.

221 (l) The provisions of this section shall not apply to a person who  
222 applies for federally subsidized public housing who has a conviction for  
223 the manufacture or production of methamphetamine on the premises of  
224 federally assisted housing, or to a person who applies for federally  
225 subsidized public housing who is subject to a lifetime registration  
226 requirement under a state registration program pursuant to 24 CFR  
227 960.204 and 24 CFR 982.553. Nothing in this section shall be construed  
228 to limit the applicability of 24 CFR 960.204 or 24 CFR 982.553 regarding  
229 a public housing authority.

230 (m) The provisions of this section shall not apply to (1) the rental of a  
231 room or rooms in a single-family dwelling if the owner maintains and  
232 occupies part of such dwelling as such owner's residence, or (2) a unit  
233 in a dwelling containing not more than four units if the owner maintains

234 and occupies one of such units as such owner's residence.

235 (n) Nothing in this section shall be construed to limit the applicability  
236 of any reasonable statute or municipal ordinance restricting the  
237 maximum number of persons permitted to occupy a dwelling.

238 (o) Any person aggrieved by a violation of this section may file a  
239 complaint not later than one hundred eighty days after the alleged act  
240 of discrimination, pursuant to section 46a-82 of the general statutes, as  
241 amended by this act.

242 (p) Notwithstanding any other provision of chapter 814c of the  
243 general statutes, complaints alleging a violation of this section shall be  
244 investigated not later than one hundred days after filing and a final  
245 administrative disposition shall be made not later than one year after  
246 filing unless it is impracticable to do so. If the Commission on Human  
247 Rights and Opportunities is unable to complete its investigation or make  
248 a final administrative determination within such time frames, it shall  
249 notify the complainant and the respondent, in writing, of the reasons for  
250 not doing so.

251 Sec. 3. (NEW) (*Effective October 1, 2025*) (a) Not later than November  
252 1, 2025, the Commission on Human Rights and Opportunities shall post,  
253 and thereafter update as necessary the following information:

254 (1) A model initial disclosure statement on its Internet web site as  
255 indicated in subsection (b) of section 2 of this act that provides notice  
256 that a housing provider intends to review and consider a person's  
257 criminal record in determining eligibility for housing or in taking any  
258 other adverse housing action against that person. The statement shall  
259 also provide an explanation of the criminal records that may be  
260 considered and the manner in which they may be considered, in  
261 accordance with the provisions of subsection (c) of section 2 of this act,  
262 including information about acceptable forms of documentation to  
263 verify release dates from correctional institutions and that only one form  
264 of such documentation is required if it contains sufficient identifying

265 information. The statement shall also inform the person of the right to  
266 offer evidence of any mitigating facts or circumstances, including, but  
267 not limited to, the person's rehabilitation and good conduct since the  
268 criminal offense in question.

269 (2) A model criminal record review notice on its Internet web site that  
270 (A) identifies the specific criminal record or records found that meet the  
271 criteria under subsection (c) of section 2 of this act; (B) explains how the  
272 criminal record or records relate to the housing provider's legitimate  
273 interests; and (C) specifies the time period in accordance with subsection  
274 (h) of section 2 of this act for submitting evidence of any mitigating facts  
275 or circumstances, including, but not limited to, the person's  
276 rehabilitation and good conduct since the criminal offense in question.

277 (3) A model standardized evaluation form on its Internet web site for  
278 housing providers to use in evaluating evidence and other information  
279 received under subsection (c) of section 2 of this act.

280 (b) Not later than November 1, 2025, the Commission on Human  
281 Rights and Opportunities shall develop and implement a mandatory  
282 training for housing providers on: (1) The requirements of section 2 of  
283 this act, (2) proper evaluation of criminal records, (3) fair housing laws  
284 and best practices, (4) implicit bias awareness, and (5) the consideration  
285 of mitigating evidence.

286 (c) Not later than November 1, 2025, the Criminal Justice Policy and  
287 Planning Division within the Office of Policy and Management, in  
288 consultation with the Commission on Human Rights and  
289 Opportunities, legal experts and criminal justice professionals shall  
290 develop, publish and maintain a comprehensive guide detailing  
291 maximum sentences for felony offenses, as defined by current law. The  
292 guide shall be designed to assist housing providers in complying with  
293 section 2 of this act and making informed decisions. The guide shall be  
294 accessible in both digital and print formats, with consideration for users  
295 with disabilities, and shall include explanatory notes where necessary.

296 In preparing and updating the guide, the division shall consult with  
297 legal experts, criminal justice professionals and community  
298 stakeholders. The division shall review and update such guide at least  
299 annually, or more frequently as needed, to reflect changes in relevant  
300 laws or policies.

301 Sec. 4. (NEW) (*Effective October 1, 2025*) (a) Any landlord subject to the  
302 provisions of section 2 of this act shall be immune from liability in any  
303 civil action arising as a result of the landlord's decision to rent to  
304 individuals with a criminal record or who were otherwise convicted of  
305 a criminal offense, or as a result of a landlord's decision to not engage in  
306 a criminal background screening.

307 (b) Nothing in this section shall be construed to: (1) Grant immunity  
308 to a housing provider for failure to take reasonable action in connection  
309 with actual conduct by a tenant during the tenancy, (2) excuse a housing  
310 provider from stopping, preventing or remedying a hostile housing  
311 environment created by a tenant's actual conduct during the tenancy, or  
312 (3) limit any other legal obligations of the housing provider under state  
313 or federal law.

314 Sec. 5. Section 8-45a of the general statutes is repealed and the  
315 following is substituted in lieu thereof (*Effective October 1, 2025*):

316 A housing authority, as defined in subsection (b) of section 8-39, in  
317 determining eligibility for the rental of public housing units may  
318 establish criteria and consider relevant information concerning (1) an  
319 applicant's or any proposed occupant's history of criminal activity  
320 involving: (A) Crimes of physical violence to persons or property, (B)  
321 crimes involving the illegal manufacture, sale, distribution or use of, or  
322 possession with intent to manufacture, sell, use or distribute, a  
323 controlled substance, as defined in section 21a-240, or (C) other criminal  
324 acts which would adversely affect the health, safety or welfare of other  
325 tenants, (2) an applicant's or any proposed occupant's abuse, or pattern  
326 of abuse, of alcohol when the housing authority has reasonable cause to

327 believe that such applicant's or proposed occupant's abuse, or pattern of  
 328 abuse, of alcohol may interfere with the health, safety or right to  
 329 peaceful enjoyment of the premises by other residents, and (3) an  
 330 applicant or any proposed occupant who is subject to a lifetime  
 331 registration requirement under section 54-252 on account of being  
 332 convicted or found not guilty by reason of mental disease or defect of a  
 333 sexually violent offense. In evaluating any such information, the  
 334 housing authority shall give consideration to the time, nature and extent  
 335 of the applicant's or proposed occupant's conduct and to factors which  
 336 might indicate a reasonable probability of favorable future conduct such  
 337 as evidence of rehabilitation and evidence of the willingness of the  
 338 applicant, the applicant's family or the proposed occupant to participate  
 339 in social service or other appropriate counseling programs and the  
 340 availability of such programs. Except as otherwise provided by law, a  
 341 housing authority shall limit its consideration of an applicant's or  
 342 proposed occupant's history of criminal activity to the applicable time  
 343 periods established under subsection (c) of section 2 of this act.

344 Sec. 6. Subdivision (8) of section 46a-51 of the general statutes is  
 345 repealed and the following is substituted in lieu thereof (*Effective October*  
 346 *1, 2025*):

347 (8) "Discriminatory practice" means a violation of section 4a-60, 4a-  
 348 60a, 4a-60g, 31-40y, subsection (b), (d), (e) or (f) of section 31-51i,  
 349 subparagraph (C) of subdivision (15) of section 46a-54, subdivisions (16)  
 350 and (17) of section 46a-54, section 46a-58, 46a-59, 46a-60, 46a-64, 46a-64c,  
 351 section 2 of this act, section 46a-66 or 46a-68, sections 46a-68c to 46a-68f,  
 352 inclusive, sections 46a-70 to 46a-78, inclusive, subsection (a) of section  
 353 46a-80, sections 46a-81b to 46a-81o, inclusive, sections 46a-80b to 46a-  
 354 80e, inclusive, sections 46a-80k to 46a-80m, inclusive, or section 19a-  
 355 498c;

356 Sec. 7. Subdivision (14) of section 46a-54 of the general statutes is  
 357 repealed and the following is substituted in lieu thereof (*Effective October*  
 358 *1, 2025*):

359 (14) To require the posting, by any respondent or other person subject  
360 to the requirements of section 46a-64, 46a-64c, section 2 of this act,  
361 section 46a-81d or 46a-81e, of such notices of statutory provisions as it  
362 deems desirable;

363 Sec. 8. Section 46a-74 of the general statutes is repealed and the  
364 following is substituted in lieu thereof (*Effective October 1, 2025*):

365 No state department, board or agency may permit any  
366 discriminatory practice in violation of section 46a-59, 46a-64, 46a-64c,  
367 section 2 of this act, sections 46a-80b to 46a-80e, inclusive, or 46a-80k to  
368 46a-80m, inclusive.

369 Sec. 9. Subsection (a) of section 46a-82 of the general statutes is  
370 repealed and the following is substituted in lieu thereof (*Effective October*  
371 *1, 2025*):

372 (a) Any person claiming to be aggrieved by an alleged discriminatory  
373 practice, except for an alleged violation of section 4a-60g or 46a-68 or the  
374 provisions of sections 46a-68c to 46a-68f, inclusive, may, by himself or  
375 herself or by such person's attorney, file with the commission a  
376 complaint in writing under oath, except that a complaint that alleges a  
377 violation of section 46a-64c or section 2 of this act need not be notarized.  
378 The complaint shall state the name and address of the person alleged to  
379 have committed the discriminatory practice, provide a short and plain  
380 statement of the allegations upon which the claim is based and contain  
381 such other information as may be required by the commission. The  
382 commission whenever it has reason to believe that a person who is  
383 named as party to a discriminatory practice complaint has engaged or  
384 is engaged in conduct that constitutes a violation of part VI, of chapter  
385 952, may refer such matter to the Office of the Chief State's Attorney and  
386 said office shall conduct a further investigation as deemed necessary.  
387 After the filing of a complaint, the commission shall provide the  
388 complainant with a notice that: (1) Acknowledges receipt of the  
389 complaint; and (2) advises of the time frames and choice of forums

390 available under this chapter.

391 Sec. 10. Subsections (a) to (c), inclusive, of section 46a-83 of the  
 392 general statutes are repealed and the following is substituted in lieu  
 393 thereof (*Effective October 1, 2025*):

394 (a) Not later than fifteen days after the date of filing of any  
 395 discriminatory practice complaint pursuant to subsection (a) or (b) of  
 396 section 46a-82 as amended by this act, or an amendment to such  
 397 complaint adding an additional respondent, the commission shall serve  
 398 the respondent as provided in section 46a-86a with the complaint and a  
 399 notice advising of the procedural rights and obligations of a respondent  
 400 under this chapter. The respondent shall either (1) file a written answer  
 401 to the complaint as provided in subsection (b) of this section, or (2) not  
 402 later than ten days after the date of receipt of the complaint, provide  
 403 written notice to the complainant and the commission that the  
 404 respondent has elected to participate in pre-answer conciliation, except  
 405 that a discriminatory practice complaint alleging a violation of section  
 406 46a-64c or 46a-81e shall not be subject to pre-answer conciliation. A  
 407 complaint sent by first class mail shall be considered to be received not  
 408 later than two days after the date of mailing, unless the respondent  
 409 proves otherwise. The commission shall conduct a pre-answer  
 410 conciliation conference not later than thirty days after the date of  
 411 receiving the respondent's request for pre-answer conciliation.

412 (b) Except as provided in this subsection, not later than thirty days  
 413 after the date (1) of receipt of the complaint, or (2) on which the  
 414 commission determines that the pre-answer conciliation conference was  
 415 unsuccessful, the respondent shall file a written answer to the  
 416 complaint, under oath, with the commission. The respondent may  
 417 request, and the commission may grant, one extension of time of not  
 418 more than fifteen days within which to file a written answer to the  
 419 complaint. An answer to any amendment to a complaint shall be filed  
 420 within twenty days of the date of receipt ~~[to]~~ of such amendment. The  
 421 answer to any complaint alleging a violation of section 46a-64c, section

422 2 of this act or section 46a-81e shall be filed not later than ten days after  
423 the date of receipt of the complaint.

424 (c) Not later than sixty days after the date of the filing of the  
425 respondent's answer, the executive director or the executive director's  
426 designee shall conduct a case assessment review to determine whether  
427 the complaint should be retained for further processing or dismissed  
428 because (1) it fails to state a claim for relief or is frivolous on its face, (2)  
429 the respondent is exempt from the provisions of this chapter, or (3) there  
430 is no reasonable possibility that investigating the complaint will result  
431 in a finding of reasonable cause. The case assessment review shall  
432 include the complaint, the respondent's answer and the responses to the  
433 commission's requests for information, and the complainant's  
434 comments, if any, to the respondent's answer and information  
435 responses. The executive director or the executive director's designee  
436 shall send notice of any action taken pursuant to the case assessment  
437 review in accordance with the provisions of section 46a-86a. For any  
438 complaint dismissed pursuant to this subsection, the executive director  
439 or the executive director's designee shall issue a release of jurisdiction  
440 allowing the complainant to bring a civil action under section 46a-100.  
441 This subsection and subsection (e) of this section shall not apply to any  
442 complaint alleging a violation of section 46a-64c, section 2 of this act or  
443 section 46a-81e. The executive director shall report the results of the case  
444 assessment reviews made pursuant to this subsection to the commission  
445 quarterly during each year.

446 Sec. 11. Subdivision (2) of subsection (g) of section 46a-83 of the  
447 general statutes is repealed and the following is substituted in lieu  
448 thereof (*Effective October 1, 2025*):

449 (2) If the investigator makes a finding that there is reasonable cause  
450 to believe that a violation of section 46a-64c or section 2 of this act has  
451 occurred, the complainant and the respondent shall have twenty days  
452 from sending of the reasonable cause finding to elect a civil action in lieu  
453 of an administrative hearing pursuant to section 46a-84. If either the

454 complainant or the respondent requests a civil action, the commission,  
 455 through the Attorney General or a commission legal counsel, shall  
 456 commence an action pursuant to subsection (b) of section 46a-89, as  
 457 amended by this act, not later than ninety days after the date of receipt  
 458 of the notice of election. If the Attorney General or a commission legal  
 459 counsel believes that injunctive relief, punitive damages or a civil  
 460 penalty would be appropriate, such relief, damages or penalty may also  
 461 be sought. The jurisdiction of the Superior Court in an action brought  
 462 under this subdivision shall be limited to such claims, counterclaims,  
 463 defenses or the like that could be presented at an administrative hearing  
 464 before the commission, had the complaint remained with the  
 465 commission for disposition. A complainant may intervene as a matter  
 466 of right in a civil action without permission of the court or the parties to  
 467 such action. If the Attorney General or commission legal counsel, as the  
 468 case may be, determines that the interests of the state will not be  
 469 adversely affected, the complainant or attorney for the complainant  
 470 shall present all or part of the case in support of the complaint. If the  
 471 Attorney General or a commission legal counsel determines that a  
 472 material mistake of law or fact has been made in the finding of  
 473 reasonable cause, the Attorney General or a commission legal counsel  
 474 may decline to bring a civil action and shall remand the file to the  
 475 investigator for further action. The investigator shall complete any such  
 476 action not later than ninety days after receipt of such file.

477 Sec. 12. Subsection (c) of section 46a-86 of the general statutes is  
 478 repealed and the following is substituted in lieu thereof (*Effective October*  
 479 *1, 2025*):

480 (c) In addition to any other action taken under this section, upon a  
 481 finding of a discriminatory practice prohibited by section 46a-58, 46a-  
 482 59, 46a-64, 46a-64c, section 2 of this act, section 46a-81b, 46a-81d or 46a-  
 483 81e, the presiding officer shall determine the damage suffered by the  
 484 complainant, which damage shall include, but not be limited to, the  
 485 expense incurred by the complainant for obtaining alternate housing or  
 486 space, storage of goods and effects, moving costs and other costs

487 actually incurred by the complainant as a result of such discriminatory  
488 practice and shall allow reasonable attorney's fees and costs. The  
489 amount of attorney's fees allowed shall not be contingent upon the  
490 amount of damages requested by or awarded to the complainant.

491 Sec. 13. Subdivision (1) of subsection (b) of section 46a-89 of the  
492 general statutes is repealed and the following is substituted in lieu  
493 thereof (*Effective October 1, 2025*):

494 (b) (1) Whenever a complaint filed pursuant to section 46a-82, alleges  
495 a violation of section 46a-64, 46a-64c, section 2 of this act, section 46a-  
496 81d or 46a-81e, and the commission believes that injunctive relief is  
497 required or that the imposition of punitive damages or a civil penalty  
498 would be appropriate, the commission may bring a petition in the  
499 superior court for the judicial district in which the discriminatory  
500 practice which is the subject of the complaint occurred or the judicial  
501 district in which the respondent resides.

502 Sec. 14. Subsection (b) of section 46a-90a of the general statutes is  
503 repealed and the following is substituted in lieu thereof (*Effective October*  
504 *1, 2025*):

505 (b) When the presiding officer finds that the respondent has engaged  
506 in any discriminatory practice prohibited by section 46a-60, 46a-64, 46a-  
507 64c, section 2 of this act, section 46a-81c, 46a-81d or 46a-81e and grants  
508 relief on the complaint, requiring that a temporary injunction remain in  
509 effect, the executive director may, through the procedure outlined in  
510 subsection (a) of section 46a-95, petition the court which granted the  
511 original temporary injunction to make the injunction permanent.

512 Sec. 15. Section 46a-98a of the general statutes is repealed and the  
513 following is substituted in lieu thereof (*Effective October 1, 2025*):

514 Any person claiming to be aggrieved by a violation of section 46a-  
515 64c, section 2 of this act, or section 46a-81e or by a breach of a conciliation  
516 agreement entered into pursuant to this chapter, may bring an action in

517 the Superior Court, or the housing session of said court if appropriate  
518 within one year of the date of the alleged discriminatory practice or of a  
519 breach of a conciliation agreement entered into pursuant to this chapter.  
520 No action pursuant to this section may be brought in the Superior Court  
521 regarding the alleged discriminatory practice after the commission has  
522 obtained a conciliation agreement pursuant to section 46a-83, as  
523 amended by this act, or commenced a hearing pursuant to section 46a-  
524 84, except for an action to enforce the conciliation agreement. The court  
525 shall have the power to grant relief, by injunction or otherwise, as it  
526 deems just and suitable. The court may grant any relief which a  
527 presiding officer may grant in a proceeding under section 46a-86, as  
528 amended by this act, or which the court may grant in a proceeding  
529 under section 46a-89 as amended by this act. The commission, through  
530 commission legal counsel or the Attorney General, may intervene as a  
531 matter of right in any action brought pursuant to this section without  
532 permission of the court or the parties.

533 Sec. 16. Subdivision (1) of subsection (a) of section 47a-23c of the  
534 general statutes is repealed and the following is substituted in lieu  
535 thereof (*Effective October 1, 2025*):

536 (a) (1) Except as provided in subdivision (2) of this subsection, this  
537 section applies to any tenant who resides in a building or complex  
538 consisting of five or more separate dwelling units or who resides in a  
539 mobile manufactured home park and who is either: (A) Sixty-two years  
540 of age or older, or whose spouse, sibling, parent or grandparent is sixty-  
541 two years of age or older and permanently resides with that tenant, or  
542 (B) a person with a physical or mental disability, as defined in  
543 subdivision [(12)] (10) of section 46a-64b, as amended by this act, or  
544 whose spouse, sibling, child, parent or grandparent is a person with a  
545 physical or mental disability who permanently resides with that tenant,  
546 but only if such disability can be expected to result in death or to last for  
547 a continuous period of at least twelve months.

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

Section 1	<i>October 1, 2025</i>	46a-64b
Sec. 2	<i>October 1, 2025</i>	New section
Sec. 3	<i>October 1, 2025</i>	New section
Sec. 4	<i>October 1, 2025</i>	New section
Sec. 5	<i>October 1, 2025</i>	8-45a
Sec. 6	<i>October 1, 2025</i>	46a-51(8)
Sec. 7	<i>October 1, 2025</i>	46a-54(14)
Sec. 8	<i>October 1, 2025</i>	46a-74
Sec. 9	<i>October 1, 2025</i>	46a-82(a)
Sec. 10	<i>October 1, 2025</i>	46a-83(a) to (c)
Sec. 11	<i>October 1, 2025</i>	46a-83(g)(2)
Sec. 12	<i>October 1, 2025</i>	46a-86(c)
Sec. 13	<i>October 1, 2025</i>	46a-89(b)(1)
Sec. 14	<i>October 1, 2025</i>	46a-90a(b)
Sec. 15	<i>October 1, 2025</i>	46a-98a
Sec. 16	<i>October 1, 2025</i>	47a-23c(a)(1)

**Statement of Purpose:**

To prohibit housing providers from considering a prospective tenant's felony conviction in connection with a rental application after certain time periods.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*