



General Assembly

January Session, 2025

***Raised Bill No. 1303***

LCO No. 4268



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING NONRESIDENT LANDLORD REGISTRATION  
AND INCREASING PENALTIES FOR REPEAT BUILDING AND FIRE  
CODE VIOLATIONS.***

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

1 Section 1. Section 47a-6a of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 (a) As used in this section: [.]

4 (1) ["address"] "Address" means a location as described by the full  
5 street number, if any, the street name, the city or town, and the state,  
6 and not a mailing address such as a post office box; [.]

7 (2) ["dwelling unit"] "Dwelling unit" means any house or building, or  
8 portion thereof, which is rented, leased or hired out to be occupied, or  
9 is arranged or designed to be occupied, or is occupied, as the home or  
10 residence of one or more persons, living independently of each other,  
11 and doing their cooking upon the premises, and having a common right  
12 in the halls, stairways or yards; [.]

13 (3) ["agent in charge"] "Agent in charge" or "agent" means [one] an  
14 individual who manages real [estate] property, including, but not  
15 limited to, the collection of rents and supervision and maintenance of  
16 such property, including for the purposes of compliance with state and  
17 local codes;

18 (4) ["controlling participant"] "Controlling participant" means an  
19 individual [that] who exercises day-to-day financial or operational  
20 control; [, and]

21 (5) ["project-based housing provider"] "Project-based housing  
22 provider" means a property owner who contracts with the United States  
23 Department of Housing and Urban Development to provide housing to  
24 tenants under the federal Housing Choice Voucher Program, 42 USC  
25 1437f(o);

26 (6) "Identifying information" means proof of an individual's name,  
27 date of birth, current residential address, motor vehicle operator's  
28 license number or other identification number issued by any  
29 government agency or entity;

30 (7) "Nonresident owner" means an individual, corporation,  
31 partnership, trust or other legally recognized entity, who does not reside  
32 at rental real property who is (A) an owner, as defined in section 47a-1,  
33 of such real property, or (B) the controlling participant of the entity that  
34 owns such real property; and

35 (8) "Population" means the number of persons according to the most  
36 recent federal decennial census.

37 (b) Any municipality may, and any municipality with a population  
38 of twenty-five thousand or more shall, require the nonresident owner or  
39 project-based housing provider of occupied or vacant rental real  
40 property to report to the tax assessor, or other municipal [office] officer  
41 designated by the municipality, the current residential address of the  
42 nonresident owner or project-based housing provider of such property,

43 if the nonresident owner or project-based housing provider is an  
 44 individual, or the current residential address of the agent in charge of  
 45 the building, if the nonresident owner or project-based housing  
 46 provider is a corporation, partnership, trust or other legally recognized  
 47 entity owning rental real property in the state. If the nonresident owners  
 48 or project-based housing providers are a corporation, partnership, trust  
 49 or other legally recognized entity owning rental real property in the  
 50 state, such report shall also include identifying information and the  
 51 current residential address of each controlling participant associated  
 52 with the property. If such residential address changes, notice of the new  
 53 residential address shall be provided by such nonresident owner,  
 54 project-based housing provider or agent in charge of the building to the  
 55 office of the tax assessor or other designated municipal office not more  
 56 than twenty-one days after the date that the address change occurred. If  
 57 the nonresident owner, project-based housing provider or agent fails to  
 58 file an address under this section, the address to which the municipality  
 59 mails property tax bills for the rental real property shall be deemed to  
 60 be the nonresident owner, project-based housing provider or agent's  
 61 current address. Such address may be used for compliance with the  
 62 provisions of subsection [(c)] (d) of this section.

63 (c) In addition to the residential address required pursuant to  
 64 subsection (b) of this section, any municipality with a population of  
 65 twenty-five thousand or more shall require the nonresident owner,  
 66 project-based housing provider or agent in charge, as applicable, to  
 67 report to the tax assessor, or other municipal officer designated by the  
 68 municipality, accurate identifying information concerning such  
 69 nonresident owner, project-based housing provider or agent in charge.

70 [(c)] (d) Service of state or municipal orders relating to maintenance  
 71 of such rental real property or compliance with state law and local codes  
 72 concerning such real property directed to the nonresident owner,  
 73 project-based housing provider or agent at the address on file, or  
 74 deemed to be on file in accordance with the provisions of this section,  
 75 shall be sufficient proof of service of notice of such orders in any

76 subsequent criminal or civil action against the owner, project-based  
77 housing provider or agent for failure to comply with the orders. The  
78 provisions of this section shall not be construed to limit the validity of  
79 any other means of giving notice of such orders that may be used by the  
80 state or such municipality.

81     ~~[(d)]~~ (e) Any person who violates any provision of this section shall  
82 have committed ~~[an infraction]~~ a violation.

83     ~~[(e)]~~ (f) Any report provided to a tax assessor pursuant to subsection  
84 (b) ~~or (c)~~ of this section [on or after October 1, 2023,] shall be confidential  
85 and shall not be disclosed under chapter 14.

86     Sec. 2. Subsection (a) of section 47a-7 of the general statutes is  
87 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
88 *2025*):

89     (a) A landlord shall: (1) Comply with the requirements of chapter  
90 368o and all applicable building and housing codes materially affecting  
91 health and safety of both the state or any political subdivision thereof;  
92 (2) make all repairs and do whatever is necessary to put and keep the  
93 premises in a fit and habitable condition, except where the premises are  
94 intentionally rendered unfit or uninhabitable by the tenant, a member  
95 of ~~[his]~~ such tenant's family or other person on the premises with ~~[his]~~  
96 such tenant's consent, in which case such duty shall be the responsibility  
97 of ~~[the]~~ such tenant; (3) keep all common areas of the premises in a clean  
98 and safe condition; (4) maintain in good and safe working order and  
99 condition all electrical, plumbing, sanitary, heating, ventilating and  
100 other facilities and appliances and elevators, supplied or required to be  
101 supplied by him; (5) provide and maintain appropriate receptacles for  
102 the removal of ashes, garbage, rubbish and other waste incidental to the  
103 occupancy of the dwelling unit and arrange for their removal; ~~[and]~~ (6)  
104 supply running water and reasonable amounts of hot water at all times  
105 and reasonable heat except if the building which includes the dwelling  
106 unit is not required by law to be equipped for that purpose or if the

107 dwelling unit is so constructed that heat or hot water is generated by an  
108 installation within the exclusive control of the tenant or supplied by a  
109 direct public utility connection; and (7) comply with the requirements  
110 of section 47a-6a, as amended by this act.

111 Sec. 3. Section 29-254a of the general statutes is repealed and the  
112 following is substituted in lieu thereof (*Effective July 1, 2025*):

113 Any person who violates any provision of the State Building Code  
114 shall, for the first offense, be fined not less than two hundred dollars or  
115 more than one thousand dollars or imprisoned not more than six  
116 months, or both, and, for any subsequent offense, be fined not less than  
117 five hundred dollars or more than two thousand dollars.

118 Sec. 4. Section 29-291c of the general statutes is repealed and the  
119 following is substituted in lieu thereof (*Effective July 1, 2025*):

120 (a) When the State Fire Marshal or a local fire marshal ascertains that  
121 there exists in any building, or upon any premises, a condition that  
122 violates the State Fire Prevention Code or Fire Safety Code, the State Fire  
123 Marshal or local fire marshal shall order such condition remedied by the  
124 owner or occupant of such building or premises. Any such remedy shall  
125 be in conformance with all building codes, ordinances, rules and  
126 regulations of the municipality involved. Such owner or occupant shall  
127 be subject to the penalties prescribed by subsection (e) of this section  
128 and, in addition, may be fined fifty dollars a day for each day's  
129 continuance of each violation, to be recovered in a proper action in the  
130 name of the state.

131 (b) Upon failure of an owner or occupant to abate or remedy a  
132 violation pursuant to subsection (a) of this section within a reasonable  
133 period of time specified by the State Fire Marshal or the local fire  
134 marshal, the local fire marshal shall promptly notify, in writing, the  
135 prosecuting attorney having jurisdiction in the municipality in which  
136 such violation or condition exists of all of the relevant facts. The local  
137 fire marshal may request the chief executive officer, any official of the

138 municipality authorized to institute actions on behalf of the  
139 municipality in which the hazard exists or the State Fire Marshal, to  
140 apply to any court of equitable jurisdiction for an injunction against  
141 such owner or occupant for the purpose of closing or restricting from  
142 public service or use the place or premises containing the violation or  
143 condition until the violation or condition has been remedied, or the State  
144 Fire Marshal may apply for such an injunction without such request.

145 (c) The State Fire Marshal or any local fire marshal empowered to  
146 enforce the State Fire Prevention Code or Fire Safety Code may, as an  
147 alternative to issuing an order pursuant to subsection (a) of this section,  
148 give the owner or occupant a written citation for any violation of the  
149 applicable code. No such citation may be issued if the owner or  
150 occupant has been previously issued a citation for the same violation by  
151 the State Fire Marshal or the local fire marshal within six months prior  
152 to the current violation. Such citation shall contain the name and  
153 address, if known, of the owner or occupant, the specific offense  
154 charged and the time and place of the violation. The citation shall be  
155 signed by the State Fire Marshal or local fire marshal and shall be signed  
156 by the owner or occupant in acknowledgment that such citation has  
157 been received. The State Fire Marshal or local fire marshal shall, if  
158 practicable, deliver a copy of the citation to the owner or occupant at the  
159 time and place of the violation or shall use some other reasonable means  
160 of notification. Any person who is issued a citation for violation of any  
161 provision of the State Fire Prevention Code or Fire Safety Code in  
162 accordance with this subsection shall be fined not more than two  
163 hundred fifty dollars.

164 (d) If a local fire marshal issues a citation pursuant to subsection (c)  
165 of this section, the state shall remit to the municipalities in which the  
166 violations occurred ninety per cent of the proceeds of the fine and shall  
167 remit to the State Treasurer the remaining ten per cent. If the State Fire  
168 Marshal issues a citation pursuant to said subsection, the state shall  
169 remit to the State Treasurer the entire proceeds of the fine. Each clerk of  
170 the Superior Court or the Chief Court Administrator, on or before the

thirtieth day of January, April, July and October in each year, shall certify to the Comptroller the amount due for the previous quarter under this subsection to each municipality served by the office of the clerk or official.

(e) In addition to the fine prescribed in subsection (a) of this section, any person who violates any provision of the State Fire Prevention Code or Fire Safety Code shall, for a first offense, be fined not less than two hundred dollars or more than one thousand dollars or be imprisoned not more than six months, or both, and, for any subsequent offense, be fined not less than five hundred dollars or more than one thousand dollars.

Sec. 5. Section 29-394 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2025*):

Any person who, by himself or his agent, fails to comply with the written order of a building inspector for the provision of additional exit facilities in a building, the repair or alteration of a building or the removal of a building or any portion thereof, shall, for a first offense, be fined not less than two hundred dollars nor more than one thousand dollars or imprisoned not more than six months, or both, and, for any subsequent offense, be fined not less than five hundred dollars or more than two thousand dollars.

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

Section 1	<i>July 1, 2025</i>	47a-6a
Sec. 2	<i>July 1, 2025</i>	47a-7(a)
Sec. 3	<i>July 1, 2025</i>	29-254a
Sec. 4	<i>July 1, 2025</i>	29-291c
Sec. 5	<i>July 1, 2025</i>	29-394

**Statement of Purpose:**

To (1) require certain nonresident landlords, project-based housing providers or agents in charge of rental properties to register certain

personal identifying information, and (2) increase penalties for repeat violations of building and fire codes.

***[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.]***