



General Assembly

January Session, 2025

Raised Bill No. 1383

LCO No. 4580



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING UTILITY CHARGES FOR RESIDENTIAL DWELLING UNITS.

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

1 Section 1. Section 47a-4 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 (a) A rental agreement shall not provide that the tenant: (1) Agrees to
4 waive or forfeit rights or remedies under this chapter and sections 47a-
5 21, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26g, inclusive, 47a-35 to
6 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section of
7 the general statutes or any municipal ordinance unless such section or
8 ordinance expressly states that such rights may be waived; (2)
9 authorizes the landlord to confess judgment on a claim arising out of the
10 rental agreement; (3) agrees to the exculpation or limitation of any
11 liability of the landlord arising under law or to indemnify the landlord
12 for that liability or the costs connected therewith; (4) agrees to waive
13 [his] such tenant's right to the interest on the security deposit pursuant
14 to section 47a-21; (5) agrees to permit the landlord to dispossess [him]
15 such tenant without resort to court order; (6) consents to the distraint of

16 [his] such tenant's property for rent; (7) agrees to pay the landlord's
 17 attorney's fees in excess of fifteen per cent of any judgment against the
 18 tenant in any action in which money damages are awarded; (8) agrees
 19 to pay a late charge prior to the expiration of the grace period set forth
 20 in section 47a-15a or to pay rent in a reduced amount if such rent is paid
 21 prior to the expiration of such grace period; (9) agrees to pay a late
 22 charge on rent payments made subsequent to such grace period in an
 23 amount exceeding the amounts set forth in section 47a-15a; [or] (10)
 24 agrees to pay a heat or utilities surcharge if heat or utilities is included
 25 in the rental agreement; or (11) agrees to pay for utilities if no separate
 26 meter for such utilities exists for such tenant's dwelling unit.

27 (b) A provision prohibited by subsection (a) of this section included
 28 in a rental agreement is unenforceable.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	July 1, 2025	47a-4
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Statement of Purpose:

To require that a tenant only be charged for utilities if such tenant's dwelling unit has an individual meter.

[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.]