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## OLR Bill Analysis

sHB 6891

### ***AN ACT PROHIBITING A LANDLORD FROM REQUIRING A SECURITY DEPOSIT IN EXCESS OF ONE MONTH'S RENT FROM ANY TENANT.***

#### **SUMMARY**

This bill caps at one month's rent the maximum security deposit amount that residential landlords can require from any tenant. Under current law, the cap is (1) two months' rent for tenants under age 62 and (2) one month's rent for those at least age 62.

Current law requires a landlord who received a security deposit of more than one month's rent from a tenant who turns age 62 after paying it to return the overage at the tenant's request. The bill instead applies this requirement to all tenants, regardless of age.

EFFECTIVE DATE: July 1, 2025, and applicable to rental agreements entered into on or after this date.

#### **COMMITTEE ACTION**

Housing Committee

Joint Favorable

Yea 12    Nay 6    (03/06/2025)