
OLR Bill Analysis

sHB 6949

AN ACT CONCERNING A LANDLORD'S ABILITY TO ENTER A DWELLING UNIT.

SUMMARY

Existing law prohibits tenants from “unreasonably withholding consent” to their landlord when the landlord seeks to enter the dwelling unit for specified reasons, including to (1) inspect the premises; (2) make needed or agreed upon repairs, alterations, or improvements; (3) supply needed or agreed upon services; (4) inspect or treat bed bugs; or (5) show the unit to prospective or actual buyers, mortgagees, tenants, workers, or contractors. This bill specifies that a tenant unreasonably withholding consent includes instances when he or she does not allow the landlord to enter the dwelling unit, for one of these reasons, for at least 14 consecutive days.

Existing law (1) generally requires landlords to give a tenant reasonable notice of their intent to enter a dwelling unit and only allows entry at reasonable times and (2) prohibits landlords from abusing the right of entry or using it to harass a tenant. Additionally, it allows landlords to enter a dwelling unit without consent under certain circumstances (e.g., an emergency, for specified reasons during a tenant’s extended absence, according to a court order, or if the tenant abandons or surrenders the premises).

By law, if a tenant does not allow entry where appropriate based on the provisions discussed above, the landlord may (1) obtain a declaratory judgment or injunctive relief to compel access or terminate the rental agreement and (2) recover actual damages and reasonable attorney’s fees (CGS § 47a-18). The law also provides certain judicial relief for tenants if a landlord makes a prohibited entry or unreasonably harasses a tenant with repeated entry requests (CGS § 47a-18a).

EFFECTIVE DATE: July 1, 2025

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 17 Nay 1 (03/06/2025)