



**Substitute Senate Bill No. 369**

**Public Act No. 26-84**

***AN ACT ESTABLISHING VARIOUS REQUIREMENTS REGARDING ELEVATORS.***

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

Section 1. Section 29-191 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2026*):

As used in this chapter [, "department"] and sections 2 and 3 of this act:

(1) "Department" means the Department of Administrative Services; ["commissioner"]

(2) "Commissioner" means the Commissioner of Administrative Services; ["elevator"]

(3) "Elevator" means a hoisting and lowering mechanism equipped with a car or platform which moves in guides or rails in a substantially vertical direction other than an inclined stairway chairlift and a vertical wheelchair or incline lift, including sidewalk elevators used for the carrying of persons or freight; [and "escalator"]

(4) "Escalator" means a moving inclined continuous stairway or runway used for raising or lowering passengers;

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(5) "Residential elevator building" means any building located in the state that is wholly or partly used for residential purposes with at least one elevator used as the means of ingress and egress to any floor above or below the ground floor, including a garage. "Residential elevator building" does not include any building located on municipal-owned property or state-owned property and any building or structure undergoing remodeling, restoration, repair or renovation under a current building permit;

(6) "Owner" has the same meaning as provided in section 47a-1;

(7) "Building and housing codes" has the same meaning as provided in section 47a-1;

(8) "Inoperable" means operating in a manner that materially and consistently limits reliable access to dwelling units served by an elevator;

(9) "Local building official" means the person appointed pursuant to section 29-260; and

(10) "Elevator contractor" means a person licensed by the Department of Consumer Protection to perform elevator installation, repair and maintenance work, as defined in section 20-330.

Sec. 2. (NEW) (*Effective October 1, 2026*) (a) Each owner of a residential elevator building shall maintain each elevator in such building in continuous working order in accordance with applicable building and housing codes, including, but not limited to, the Connecticut Safety Code for Elevators and Escalators, adopted pursuant to section 29-192 of the general statutes.

(b) Each owner shall provide notice to tenants in a residential elevator building as follows:

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(1) Post a sign as close as possible to the elevator's call buttons, but not higher than sixty inches from the floor, that states the following in English and Spanish:

"If this elevator is not working and it is an emergency, dial 911. If it is not an emergency and you do not have access to another working elevator for at least forty-eight consecutive hours, call (THE APPLICABLE MUNICIPALITY) at (THE APPLICABLE PHONE NUMBER)."

(2) Provide written notice to each tenant at least twenty-four hours prior to any scheduled maintenance of an elevator.

(3) Not later than twenty-four hours after an elevator is first reported as being inoperable and is not restored to service, provide written notice to each tenant whose dwelling unit is served by such elevator. Such notice shall include, but need not be limited to, (A) the cause of the inoperability, if known, (B) the estimated time for restoration of services, if known, (C) the name and contact information for an individual to provide current information concerning the status of the repair of such elevator, and (D) the name and contact information of the local building official to report any violation of this section or applicable building or housing codes.

(c) Not later than forty-eight hours after an elevator is first reported as being inoperable and is not restored to service, an owner shall submit to the local building official (1) the notice of such inoperability provided to tenants pursuant to subdivision (3) of subsection (b) of this section, and (2) a repair plan prepared by an elevator contractor that includes, but need not be limited to, (A) the cause of the inoperability, (B) the nature of the repair required, and (C) the date by which the elevator repairs are expected to be completed. Such owner shall comply with the plan for periodic updates established pursuant to the provisions of subsection (a) of section 3 of this act until the elevator is restored to

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service.

Sec. 3. (NEW) (*Effective October 1, 2026*) (a) Not later than two business days after receiving a notice and repair plan for an inoperable elevator in a residential elevator building pursuant to subsection (c) of section 2 of this act, a local building official shall contact the owner of such building or the elevator contractor, as needed, to establish a plan for periodic updates about the status of such repair plan.

(b) Each local building official shall investigate any complaint received about an inoperable elevator in a residential elevator building. Upon finding such elevator to be inoperable, such local building official shall issue a written request to the owner of such building requiring compliance with the provisions of section 2 of this act by not later than five business days after the date of such request. Such request shall specify that such owner may be subject to the penalties specified in section 29-198 of the general statutes, for any noncompliance with such request.

(c) Each local building official shall notify the department of each of the following, in the form and manner prescribed by the commissioner:

(1) Receipt of a notice and repair plan for an inoperable elevator;

(2) Receipt of a complaint about an inoperable elevator in a residential elevator building;

(3) Any instance of noncompliance of an owner of a residential elevator building with (A) the provisions of section 2 of this act, (B) a repair plan for an inoperable elevator, (C) a plan for periodic updates established pursuant to subsection (a) of this section, or (D) a request for compliance issued to such owner pursuant to subsection (b) of this section.

(d) The department may impose the penalty specified in subsection

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(e) of this section or take any action authorized pursuant to chapter 538 of the general statutes to enforce compliance with the provisions of this section and section 2 of this act, including, but not limited to, requiring more frequent inspections of an elevator pursuant to section 29-195 of the general statutes, revocation of a certificate to operate an elevator issued pursuant to section 29-196 of the general statutes or requiring discontinuance of operation of an elevator pursuant to section 29-197 of the general statutes.

(e) Any owner who violates any of the provisions of this subsection or section 2 of this act shall (1) for the first offense, be fined not more than two hundred fifty dollars, and (2) for each subsequent offense, be fined not more than five hundred dollars.