
OLR Bill Analysis

sSB 369 (File 357, as amended by Senate "A")*

AN ACT ESTABLISHING VARIOUS REQUIREMENTS REGARDING ELEVATORS.

SUMMARY

This bill imposes several elevator-related maintenance, repair, notice, and other duties on owners of “residential elevator buildings,” which the bill defines as any building in Connecticut that is wholly or partly used for residential purposes with at least one elevator used to enter or exit any floor above or below the ground floor, including a garage.

Buildings located on municipal- or state-owned property and any building or structure undergoing remodeling, restoration, repair, or renovation under a current building permit are excluded from being considered “residential elevator buildings.”

The bill also sets investigation and reporting requirements for local building officials (a person appointed to administer the state building code) and authorizes the Department of Administrative Services (DAS) to impose a fine and take certain actions to enforce the bill.

*Senate Amendment “A” (1) strikes the underlying bill and replaces it with a generally similar set of requirements for elevator maintenance, notice, reporting, and investigation, and penalties; (2) adds the duties of the local building official; (3) adds an additional notice requirement and repair plan when an elevator is reported inoperable; (4) removes the requirements for (a) a fire department key box and (b) the owner to notify all tenants of their rights under the bill; and (5) removes the option for DAS to stay a penalty if the owner demonstrates the need for additional time to correct a violation.

EFFECTIVE DATE: October 1, 2026

DUTIES OF RESIDENTIAL ELEVATOR BUILDING OWNERS

Elevator Maintenance

The bill requires residential elevator building owners to maintain each elevator in their building in continuous working order in compliance with applicable building and housing codes including the Connecticut Safety Code for Elevators and Escalators.

Notice to Tenants

Owners must give notice to tenants by:

1. providing 24 hours' advance written notice of any scheduled elevator maintenance; and
2. within 24 hours of an elevator first being reported as inoperable (operating in a manner that materially and consistently limits reliable access to dwelling units served by that elevator) and not restored to service, providing notice to each tenant whose dwelling is served by that elevator stating: (a) the cause of the inoperability, if known, (b) the estimated time for repair, if known, (c) the name and contact information for the person to provide current information on the repair's status, and (d) the name and contact information of the local building official to report any violation of the bill's notice and maintenance requirements.

Submissions to the Local Building Official

Within 48 hours of an elevator being first reported as inoperable and not restored to service, the bill requires the owner to submit to the local building official: (1) the inoperability notice provided to tenants, and (2) a repair plan prepared by an elevator contractor that includes at least (a) the cause of the inoperability, (b) the nature of the repair required, and (c) the date the elevator repairs are expected to be completed. The owner must comply with the plan for periodic updates (see below, "Local Building Official Responsibilities") until the elevator is restored to service.

Under the bill, an "elevator contractor" is a person licensed by the

Department of Consumer Protection to perform elevator installation, repair, and maintenance work.

Required Signage

The bill additionally requires residential elevator building owners to post specific signage on each elevator as close as possible to the elevator’s call buttons, but not higher than 60 inches from the floor. The signage must state 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).*

LOCAL BUILDING OFFICIAL RESPONSIBILITIES

Within two business days of receiving a notice and repair plan for an inoperable elevator as the bill requires, a local building official must contact the owner of the building, or the elevator contractor, as needed, to establish a plan for periodic updates about the status of the repair plan.

Under the bill, local building officials must investigate any complaint received about inoperable elevators in residential elevator buildings. If the official finds an elevator inoperable, the official must issue a written request to the owner of the building requiring that owner to comply, within five days of receiving the notice, with the bill’s maintenance, notice, repair plan, and reporting requirements. The request must specify that if the owner does not comply with the request, the owner may be subject to a fine of up to \$250 for the first offense and be guilty of a class B misdemeanor for any subsequent offense (with a fine of up to \$1,000, up to six months of incarceration, or both).

Each local building official must notify DAS, in a form and manner the commissioner sets, of:

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; and
3. any non-compliance by an owner of a residential elevator building with (a) the bill's notice, maintenance, and reporting requirements, (b) a repair plan for an inoperable elevator, (c) a plan for periodic updates established according to the above, or (d) a request for compliance.

DAS ENFORCEMENT

The bill lastly authorizes DAS to impose the penalty below or take any action authorized by existing elevator, escalator, and lift law to enforce the bill, including (1) requiring more frequent elevator inspections, (2) revoking a certificate to operate an elevator, or (3) requiring an elevator to stop service.

Any owner who violates the requirements of the bill is subject to a penalty of up to \$250 for the first offense, and up to \$500 for any subsequent offense.

COMMITTEE ACTION

Public Safety and Security Committee

Joint Favorable

Yea 19 Nay 10 (03/17/2026)

Appropriations Committee

Joint Favorable

Yea 38 Nay 13 (04/14/2026)