



# House of Representatives

General Assembly

**File No. 105**

February Session, 2026

Substitute House Bill No. 5161

*House of Representatives, March 23, 2026*

The Committee on Housing reported through REP. FELIPE of the 130th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

***AN ACT REQUIRING THE COLLECTION OF IDENTIFYING INFORMATION OF NONRESIDENT OWNERS OF RESIDENTIAL PROPERTY.***

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

1 Section 1. Section 47a-6a of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2026*):

3 (a) As used in this section: [,]

4 (1) ["address"] "Address" means a location as described by the full  
5 street number, if any, the street name, the city or town, and the state,  
6 and not a mailing address such as a post office box; [,]

7 (2) ["dwelling unit"] "Dwelling unit" means any house or building, or  
8 portion thereof, which is rented, leased or hired out to be occupied, or  
9 is arranged or designed to be occupied, or is occupied, as the home or  
10 residence of one or more persons, living independently of each other,  
11 and doing their cooking upon the premises, and having a common right  
12 in the halls, stairways or yards; [,]

13 (3) ["agent in charge"] "Agent in charge" or "agent" means [one] an  
14 individual who manages rental real [estate] property, including, but not  
15 limited to, the collection of rents and supervision and maintenance of  
16 such property, including for the purpose of compliance with state law  
17 and local codes;

18 (4) ["controlling participant"] "Controlling participant" means an  
19 individual [that] who exercises day-to-day financial or operational  
20 control; [, and]

21 (5) ["project-based housing provider"] "Project-based housing  
22 provider" means a property owner [who] that contracts with the United  
23 States Department of Housing and Urban Development to provide  
24 housing to tenants under the federal Housing Choice Voucher Program,  
25 42 USC 1437f(o);

26 (6) "Identifying information" means proof of an individual's name,  
27 date of birth, current residential address, motor vehicle operator's  
28 license number or other identification number issued by any  
29 government agency or government entity;

30 (7) "Nonresident owner" means an individual, corporation,  
31 partnership, trust or other legally recognized entity that does not reside  
32 at the rental real property and that is (A) an owner of such rental real  
33 property, or (B) the controlling participant of the entity that owns such  
34 rental real property; and

35 (8) "Population" means the number of persons according to the most  
36 recent federal decennial census.

37 (b) Any municipality may, and any municipality with a population  
38 of twenty-five thousand or more shall, require the nonresident owner or  
39 project-based housing provider of occupied or vacant rental real  
40 property to report to the tax assessor, or other municipal [office] officer  
41 designated by the municipality, the current residential address of the  
42 nonresident owner or project-based housing provider of such property,  
43 if the nonresident owner or project-based housing provider is an

44 individual, or the current residential address of the agent in charge of  
45 the building, if the nonresident owner or project-based housing  
46 provider is a corporation, partnership, trust or other legally recognized  
47 entity owning rental real property in the state. If the nonresident  
48 [owners] owner or project-based housing [providers are] provider is a  
49 corporation, partnership, trust or other legally recognized entity owning  
50 rental real property in the state, such report shall also include  
51 identifying information and the current residential address of each  
52 controlling participant associated with the property. If such residential  
53 address changes, notice of the new residential address shall be provided  
54 by such nonresident owner, project-based housing provider or agent in  
55 charge of the building to the office of the tax assessor or other designated  
56 municipal office not more than twenty-one days after the date that the  
57 address change occurred. If the nonresident owner, project-based  
58 housing provider or agent fails to file an address under this section, the  
59 address to which the municipality mails property tax bills for the rental  
60 real property shall be deemed to be the nonresident owner, project-  
61 based housing provider or agent's current address. Such address may  
62 be used for compliance with the provisions of subsection [(c)] (d) of this  
63 section.

64 (c) In addition to the residential address required pursuant to  
65 subsection (b) of this section, any municipality with a population of  
66 twenty-five thousand or more shall require the nonresident owner,  
67 project-based housing provider or agent in charge, as applicable, to  
68 report to the tax assessor, or other municipal officer designated by the  
69 municipality, accurate identifying information concerning such  
70 nonresident owner, project-based housing provider or agent in charge.

71 [(c)] (d) Service of state or municipal orders relating to maintenance  
72 of such rental real property or compliance with state law and local codes  
73 concerning such real property directed to the nonresident owner,  
74 project-based housing provider or agent at the address on file, or  
75 deemed to be on file in accordance with the provisions of this section,  
76 shall be sufficient proof of service of notice of such orders in any  
77 subsequent criminal or civil action against the owner, project-based

78 housing provider or agent for failure to comply with the orders. The  
79 provisions of this section shall not be construed to limit the validity of  
80 any other means of giving notice of such orders that may be used by the  
81 state or [such] a municipality.

82 [(d)] (e) Any person who violates any provision of this section shall  
83 have committed [an infraction] a violation and shall be fined not less  
84 than two hundred fifty dollars nor more than one thousand dollars.

85 [(e)] (f) Any report provided to a tax assessor or other municipal  
86 officer designated by the municipality pursuant to subsection (b) or (c)  
87 of this section [on or after October 1, 2023,] shall be confidential and  
88 shall not be disclosed under chapter 14.

89 Sec. 2. Subsection (a) of section 47a-7 of the general statutes is  
90 repealed and the following is substituted in lieu thereof (*Effective October*  
91 *1, 2026*):

92 (a) A landlord shall: (1) Comply with the requirements of chapter  
93 3680 and all applicable building and housing codes materially affecting  
94 health and safety of both the state or any political subdivision thereof;  
95 (2) make all repairs and do whatever is necessary to put and keep the  
96 premises in a fit and habitable condition, except where the premises are  
97 intentionally rendered unfit or uninhabitable by the tenant, a member  
98 of [his] such tenant's family or other person on the premises with [his]  
99 such tenant's consent, in which case such duty shall be the responsibility  
100 of [the] such tenant; (3) keep all common areas of the premises in a clean  
101 and safe condition; (4) maintain in good and safe working order and  
102 condition all electrical, plumbing, sanitary, heating, ventilating and  
103 other facilities and appliances and elevators, supplied or required to be  
104 supplied by him; (5) provide and maintain appropriate receptacles for  
105 the removal of ashes, garbage, rubbish and other waste incidental to the  
106 occupancy of the dwelling unit and arrange for their removal; [and] (6)  
107 supply running water and reasonable amounts of hot water at all times  
108 and reasonable heat except if the building which includes the dwelling  
109 unit is not required by law to be equipped for that purpose or if the  
110 dwelling unit is so constructed that heat or hot water is generated by an

111 installation within the exclusive control of the tenant or supplied by a  
 112 direct public utility connection; and (7) comply with the requirements  
 113 of section 47a-6a, as amended by this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	47a-6a
Sec. 2	October 1, 2026	47a-7(a)

**Statement of Legislative Commissioners:**

In Section 1(a)(6), "entity" was changed to "government entity" for clarity, and in Section 1(a)(7) a reference to section 47a-1 was deleted as redundant.

**HSG**      *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

**OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:**

Municipalities	Effect	FY 27 \$	FY 28 \$
Various Municipalities	Potential Revenue Gain	Minimal	Minimal

**Explanation**

The bill (1) requires municipalities with a population of 25,000 or more to require certain residential property owners and landlords to report information to the municipality, and (2) establishes that failure to do so will result in a fine between \$250 and \$1,000.<sup>1</sup> This results in a potential revenue gain to municipalities beginning in FY 27.

The bill makes other various changes which do not result in a fiscal impact.

**The Out Years**

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of fines.

<sup>1</sup> According to the CT Department of Health population estimates, in 2024 there were 46 municipalities in Connecticut with a population of 25,000 or more.

**OLR Bill Analysis****sHB 5161*****AN ACT REQUIRING THE COLLECTION OF IDENTIFYING INFORMATION OF NONRESIDENT OWNERS OF RESIDENTIAL PROPERTY.*****SUMMARY**

This bill requires municipalities with a population of at least 25,000 based on the most recent decennial census (“covered municipalities”) to require certain residential property owners and landlords to report specified information to the municipality, such as their current residential address. Existing law allows, but does not require, all municipalities to do so. The bill also modifies the reporting requirement for these municipalities to include other identifying information for the owner, landlord, or agent in charge of the building. Under current law, the identifying information requirement applies only to certain individuals associated with a business entity that owns rental property. Additionally, under the bill, violators commit a violation and are subject to a fine of between \$250 and \$1,000 (rather than an infraction as under current law).

The bill adds complying with the modified reporting requirement to the law’s list of landlord responsibilities (§ 2). Under existing law, (1) rental agreements cannot allow landlords to receive rent payments for any period during which the landlord is noncompliant with these responsibilities (CGS § 47a-4a) and (2) a tenant who claims that the landlord failed to perform his or her legal duties may generally start an action in Superior Court to seek relief (CGS § 47a-14h).

Lastly, it makes technical, conforming, and other minor changes, such as specifying that the duties of agents in charge of a building include property supervision and maintenance to comply with state law and local codes.

EFFECTIVE DATE: October 1, 2026

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**MUNICIPAL LANDLORD IDENTIFICATION REQUIREMENTS**

Current law allows municipalities to require nonresident property owners and landlords renting to federal Housing Choice Voucher program participants (also known as “project-based housing providers” or PBHPs) to report certain information to the tax assessor or another designated municipal officer. This information must include the following:

1. the owner’s or PBHP’s current residential address, if they are an individual, or
2. the current residential address of (a) the agent in charge of the building and (b) each person who exercises day-to-day financial or operational control of the property (i.e. “controlling participants”), if the owner or PBHP is a business entity that owns rental property in the state (i.e. a corporation, partnership, trust, or other legally recognized entity).

For business entities, this report must also include identifying information for the controlling participants.

***Identifying Information and Nonresident Owners***

Current law does not define “identifying information,” but under the bill it is proof of a person’s name, birthdate, current residential address, driver’s license number, or other government-issued identification number. The bill also defines “nonresident owner,” as a person or business entity that does not live at the rental property and is either (1) an owner (i.e. one or more people with legal title to the property or beneficial ownership and a right to present use and enjoyment of the premises, including mortgagees in possession) or (2) the controlling participant of the entity that owns the property (see above).

***Covered Municipalities***

Under the bill, covered municipalities must require nonresident property owners and PBHPs to report the information described above to them. For these municipalities, the bill also expands the reporting requirement to include accurate identifying information for the



nonresident owner, PBHP, or agent in charge.

**FOIA Exemption**

Under current law, reports provided to a tax assessor on or after October 1, 2023, are exempt from disclosure under the state’s Freedom of Information Act. The bill (1) makes these reports exempt regardless of when they were provided and (2) specifies the exemption also applies to reports provided to other designated municipal officers.

**Violations of Reporting Requirement**

Under the bill, a person who violates the reporting requirement discussed above commits a violation and is subject to a fine of between \$250 and \$1,000, rather than an infraction as under current law. (Infractions are punishable by fines, usually set by Superior Court judges, of between \$35 and \$90, plus a \$20 or \$35 surcharge and an additional fee based on the fine’s amount. An infraction is not a crime, and violators can pay the fine by mail without making a court appearance.)

Existing law also allows municipalities to adopt an ordinance setting a civil penalty for violations of the reporting requirement. The penalty cannot exceed \$500 for a first violation and \$1,000 for subsequent violations. Anyone who is assessed a civil penalty may appeal to Superior Court (CGS § 47a-6b).

**BACKGROUND**

**Related Bill**

HB 274, §§ 1 & 2, reported favorably by the Planning and Development Committee, generally has similar provisions.

sSB 408, § 3, reported favorably by the Public Safety and Security Committee, has similar provisions to § 1.

**COMMITTEE ACTION**

Housing Committee

Joint Favorable Substitute  
Yea 12 Nay 6 (03/05/2026)