



House of Representatives

General Assembly

File No. 108

February Session, 2026

House Bill No. 5261

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 bill ought to pass.

AN ACT PERMITTING MUNICIPALITIES TO PROHIBIT RENT INCREASES IN THE EVENT OF MULTIPLE STATE BUILDING CODE VIOLATIONS.

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

1 Section 1. (NEW) (*Effective October 1, 2026*) Any municipality, as
2 defined in section 7-148 of the general statutes, may, by vote of its
3 legislative body, adopt an ordinance to prohibit rent increases for any
4 dwelling units, as defined in section 47a-1 of the general statutes, that
5 are subject to two or more violations of the ordinances of the
6 municipality relating to health and safety or the State Building Code,
7 until such violations are remedied.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2026</i>	New section
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HSG *Joint Favorable*

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 \$
All Municipalities	Precludes Grand List Growth	None	See Below

Explanation

The bill may preclude grand list growth in various municipalities beginning in FY 28 by limiting certain rental increases. This may limit an increase in value for rental properties that are valued using the income capitalization method.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation and the number of impacted properties.

OLR Bill Analysis**HB 5261*****AN ACT PERMITTING MUNICIPALITIES TO PROHIBIT RENT INCREASES IN THE EVENT OF MULTIPLE STATE BUILDING CODE VIOLATIONS.*****SUMMARY**

This bill grants municipal legislative bodies broad authority to adopt an ordinance prohibiting landlords from increasing the rent on a dwelling unit when the unit is subject to at least two violations of local ordinances on health and safety or the state building code. (Presumably, this means that an enforcement official has issued a notice, complaint, or order related to conditions in the specific unit.)

Any adopted ordinance will, presumably, specify how an affected landlord (1) will be notified that a unit is subject to a rent freeze for uncorrected violations and (2) can contest the freeze or otherwise have it lifted.

Under existing law, tenants subject to a fair rent commission's jurisdiction, as well as certain other tenants, can challenge their rent or a rent increase when their unit is in need of repairs or noncompliant with health and safety laws (see BACKGROUND).

EFFECTIVE DATE: October 1, 2026

BACKGROUND***Fair Rent Commissions and Related Tenant Protections***

Municipalities with a population of at least 15,000 must adopt an ordinance creating a fair rent commission, establishing or joining a joint fair rent commission, or joining a regional fair rent commission. Municipalities below this population threshold may opt to do so. By law, fair rent commissions are generally empowered to (1) control and

eliminate excessive (i.e. harsh and unconscionable) rental charges and (2) enforce landlord-tenant statutes prohibiting landlord retaliation and establishing eviction protections for certain protected tenants. Among other things, commissions may receive rent complaints and hold hearings on them. Commissions must consider certain factors, if applicable, when determining whether a rental charge or proposed rent increase is excessive to the point of being “harsh and unconscionable.” These factors include sanitary conditions, repairs necessary to make the accommodations livable, and compliance with state and local health and safety laws (CGS § 7-148b et seq.).

Relatedly, certain protected tenants who live in a municipality without a fair rent commission may bring action in Superior Court to contest an excessive rent increase or proposed increase. The tenants protected by this law are generally those who (1) live in a building with at least five separate units and (2) are age 62 or older or have a disability (CGS § 47a-23c).

Additionally, by law, rental agreements cannot allow landlords to receive rent payments for any period during which the landlord is noncompliant with their statutory responsibilities (CGS §§ 47a-4a & 47a-7(a)).

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 12 Nay 6 (03/05/2026)