



House of Representatives

General Assembly

File No. 112

February Session, 2026

Substitute House Bill No. 5360

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 CONCERNING DOMESTIC VIOLENCE AND TENANT SCREENING.

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

1 Section 1. Section 47a-4d of the general statutes is repealed and the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, "tenant screening report" means a credit
4 report, a criminal background report, an employment history report, a
5 rental history report or any combination thereof, used by a landlord to
6 determine the suitability of a prospective tenant.

7 (b) No landlord may demand from a prospective tenant any
8 payment, fee or charge for the processing, review or acceptance of any
9 rental application, or demand any other payment, fee or charge before
10 or at the beginning of the tenancy, except a security deposit pursuant to
11 section 47a-21, advance payment for the first month's rent or a deposit
12 for a key or any special equipment, or a fee for a tenant screening report
13 as provided in subsection (c) of this section. No landlord may charge a

14 tenant a move-in or move-out fee.

15 (c) On and after October 1, 2023, a landlord may charge a fee not
16 exceeding fifty dollars plus an adjustment reflecting any increase in the
17 consumer price index for urban consumers, as determined by the
18 Commissioner of Housing on an annual basis, for a tenant screening
19 report concerning a prospective tenant.

20 (d) A landlord that charges a fee for a tenant screening report
21 concerning a prospective tenant shall provide the prospective tenant
22 with (1) a copy of the tenant screening report or, if the landlord is
23 prohibited from providing such a copy, information concerning such
24 report that would allow such tenant to request a copy of such report
25 from the service provider that produced such report, and (2) a copy of
26 the receipt or invoice from the entity conducting the tenant screening
27 report concerning the prospective tenant.

28 (e) A landlord shall not deny an application for rental housing on the
29 basis of credit history if the applicant is a victim of domestic violence, as
30 defined in section 46b-1. In order to establish the applicant's status as a
31 victim of domestic violence, an applicant may submit to the landlord (1)
32 a letter from a domestic violence counselor or sexual assault counselor,
33 as such terms are defined in section 52-146k, a housing counselor
34 certified by the United States Department of Housing and Urban
35 Development or an attorney representing the applicant; (2) a police
36 report; or (3) an order of protection issued pursuant to section 46b-15,
37 46b-16a, 46b-38c, 53a-40e or 54-1k in which the applicant is named as a
38 protected person and that is in effect at the time such tenant screening
39 report is issued. Any landlord who violates the provisions of this
40 subsection shall pay the applicant actual damages, including all
41 amounts paid to the landlord as an application fee, application deposit
42 or reimbursement for any of the landlord's out-of-pocket expenses that
43 were charged to the applicant, along with attorney's fees.

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

Section 1	October 1, 2026	47a-4d
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Statement of Legislative Commissioners:

In Subsec. (e)(1), "counselor" was inserted after "domestic violence", and "such terms are" was inserted before "defined", and in Subsec. (e)(3), "order" was changed to "order of protection" and "in which the applicant is named as a protected person" was added for clarity and statutory consistency.

HSG *Joint Favorable Subst. -LCO*

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: None

Explanation

The bill, which prohibits landlords from denying certain rental applications based on applicants' credit history, is not anticipated to result in a fiscal impact. The state is not a direct residential landlord.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis

sHB 5360

AN ACT CONCERNING DOMESTIC VIOLENCE AND TENANT SCREENING.

SUMMARY

This bill modifies the law on residential tenant screening by establishing a new protection for applicants who are victims of domestic violence (as defined below). Specifically, it prohibits landlords from denying a domestic violence victim's rental application based on his or her credit history.

The bill allows applicants to establish their victim status by submitting any of the following documents to the landlord:

1. a letter from (a) a domestic violence or sexual assault counselor, (b) a U.S. Department of Housing and Urban Development (HUD)-certified housing counselor, or (c) the applicant's attorney;
2. a police report; or
3. an order of protection in effect when the landlord issues the tenant screening report, if the applicant is named as a protected person (a civil restraining or protection order, family violence protective order, criminal protective order, or standing criminal protective order).

Landlords who violate the bill's provisions must pay the applicant actual damages and attorney's fees. Actual damages include any application fee or deposit the applicant paid or any amounts the landlord charged the applicant for reimbursement of out-of-pocket expenses.

Existing law, unchanged by the bill, generally prohibits (1) housing-related discrimination based on someone's domestic violence victim status and (2) anyone from knowingly making another person liable for "coerced debt" (generally, certain credit card debt incurred by a domestic violence victim who was coerced into incurring it) (see BACKGROUND).

EFFECTIVE DATE: October 1, 2026

DOMESTIC VIOLENCE DEFINITION

By law and under the bill, "domestic violence" is:

1. a continuous threat of present physical pain or physical injury against a family or household member (spouses; former spouses; relatives; or people who live together, lived together, have children together, are dating, or were recently dating);
2. stalking, including 2nd degree stalking, of a family or household member;
3. a pattern of threatening, including 2nd degree threatening, of a family or household member or a third party that intimidates the family or household member; or
4. coercive control of a family or household member, which is a pattern of behavior that in purpose or effect unreasonably interferes with a person's free will and personal liberty (for example, coerced debt).

BACKGROUND

Coerced Debt

The law imposes specific obligations and responsibilities on coerced debt "claimants" (consumer collection agencies). Specifically, if a domestic violence victim gives a claimant certain information and documentation that a debt is coerced debt, the claimant must pause all collection activities on the debt for at least 60 days, review the victim's submission and other available information it has, and then continue or

end its collection based on the review. Among other things, if a claimant ends collection activities against a victim, and had given negative information about the victim to a consumer credit reporting agency, then the claimant must notify the agency to delete the information (CGS § 36a-651).

Housing Discrimination Based on Domestic Violence Victim Status

State law prohibits anyone from refusing to sell or rent after a person makes a bona fide offer; refusing to negotiate for the sale or rental of a dwelling; or otherwise denying or making a dwelling unavailable to someone based on their status as a domestic violence victim. A violation is a class D misdemeanor, punishable by up to 30 days in prison, a fine of up to \$250, or both. This prohibition does not apply to the rental of owner-occupied single- or two-family homes (CGS § 46a-64c).

Under the federal Violence Against Women Act (VAWA), a qualifying applicant may not be denied admission to housing assisted by certain federal housing programs on the basis (or as a direct result) of being a domestic violence victim (34 U.S.C. § 12491). (Poor credit history may be a direct result of domestic violence under certain circumstances, according to HUD guidance.)

COMMITTEE ACTION

Housing Committee

Joint Favorable
Yea 14 Nay 4 (03/05/2026)