



House of Representatives

General Assembly

File No. 166

February Session, 2026

Substitute House Bill No. 5367

House of Representatives, March 25, 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 THE REMOVAL OF UNAUTHORIZED PERSONS FROM RESIDENTIAL PROPERTY.

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

- 1 Section 1. (NEW) (*Effective October 1, 2026*) (a) As used in this section:
- 2 (1) "Unauthorized person" means an individual who has entered, or
3 remains in, residential property without the consent of the owner or
4 lawful occupant;
- 5 (2) "Dwelling unit" has the same meaning as provided in section 47a-
6 1 of the general statutes;
- 7 (3) "Police officer" means a sworn member of the Division of State
8 Police or of a municipal police department; and
- 9 (4) "Law enforcement agency" means the Division of State Police
10 within the Department of Emergency Services and Public Protection or
11 an organized municipal police department.

12 (b) A real property owner, or the authorized agent of the real
13 property owner, may request the law enforcement agency for the
14 municipality in which the property is located to immediately remove a
15 person unlawfully occupying a dwelling unit pursuant to this section if
16 all of the following conditions are met:

17 (1) The requestor is the real property owner or authorized agent of
18 the real property owner;

19 (2) The real property that is being occupied includes a dwelling unit;

20 (3) An unauthorized person has unlawfully entered and remained or
21 continues to reside on the real property owner's property;

22 (4) The real property was not open to members of the public at the
23 time the unauthorized person entered;

24 (5) The real property owner has directed the unauthorized person to
25 leave the property;

26 (6) The unauthorized person is not a current or former tenant
27 pursuant to a written or oral rental agreement authorized by the real
28 property owner;

29 (7) The unauthorized person is not an immediate family member of
30 the real property owner; and

31 (8) There is no pending litigation related to the real property between
32 the real property owner and any known unauthorized person.

33 (c) To request the immediate removal of an unauthorized person who
34 is unlawfully occupying a residential property, the real property owner,
35 or the authorized agent of the real property owner, shall submit a
36 request to the law enforcement agency of the municipality in which the
37 real property is located by presenting a (1) signed affidavit, and (2) copy
38 of the property owner's valid government-issued identification or, in the
39 case of an authorized agent, documents evidencing the agent's authority
40 to act on behalf of the property owner. The affidavit shall certify the

41 following:

42 (A) That the requestor is the real property owner or owner's
43 authorized agent of the real property from which removal is sought;

44 (B) The date on which the real property owner obtained title to the
45 real property from which removal is sought;

46 (C) That an unauthorized person has unlawfully entered the property
47 and unlawfully remains on the property after being directed to leave the
48 property;

49 (D) That the property was not open to members of the public at the
50 time the unauthorized person entered;

51 (E) That the unauthorized person is not an immediate family member
52 of the real property owner;

53 (F) That the unauthorized person is not an owner or co-owner of the
54 property and has not been listed on the title to the property unless the
55 person has engaged in title fraud;

56 (G) That there is no litigation related to the real property pending
57 between the real property owner and any unauthorized person who is
58 unlawfully occupying the property; and

59 (H) That the unauthorized person being removed from the property
60 may bring a cause of action against the requestor for any false
61 statements made in the request and affidavit and that the requestor may
62 be liable for actual damages, penalties, costs and reasonable attorney
63 fees.

64 (d) Upon receipt of the request, the law enforcement agency shall
65 verify that the person submitting the request is the record owner of the
66 real property, or the authorized agent of the owner of such property,
67 and appears otherwise entitled to relief under this section. If verified,
68 the local law enforcement agency shall, without delay, serve a notice to
69 immediately vacate on each unauthorized person who is unlawfully

70 occupying the property and shall put the owner in possession of the real
 71 property. Service may be accomplished by hand delivery of the notice
 72 to the unauthorized person or by posting the notice on the front door or
 73 entrance of the property. The police officer serving such notice shall also
 74 attempt to verify the identities of all persons occupying the property and
 75 note the identities on the return of service. If appropriate, the police
 76 officer may arrest any unauthorized person found on the property for
 77 trespass, outstanding warrants or any other legal cause.

78 (e) A person may bring a civil cause of action for wrongful removal
 79 under this section. A person harmed by a wrongful removal under this
 80 section may be restored to possession of the real property and may
 81 recover actual costs and damages incurred, statutory damages equal to
 82 triple the fair market rent of the property, court costs and reasonable
 83 attorney's fees.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	New section

Statement of Legislative Commissioners:

References to "police department" were changed to "law enforcement agency" and "police officer" and a definition for such terms added, for consistency with standard drafting conventions; references to "property owner" were changed to "real property owner" and references to "property" were changed to "real property" for clarity and 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:

Municipalities	Effect	FY 27 \$	FY 28 \$
All Municipalities	Potential Savings	Minimal	Minimal

Explanation

The bill, which creates a process for the removal of unauthorized persons from residential property, results in a potential savings to municipalities related to a possible decrease in evictions.

To the extent the bill results in fewer evictions, there may be a potential savings to municipalities associated with storing fewer possessions of evicted tenants, beginning in FY 27.

The bill also allows individuals who are allegedly wrongfully removed to bring a civil cause of action, which does not result in a fiscal impact. The court system disposes of over 250,000 cases annually and the number of cases is not anticipated to be great enough to have a material change on court operations.

The Out Years

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

OLR Bill Analysis**sHB 5367*****AN ACT CONCERNING THE REMOVAL OF UNAUTHORIZED PERSONS FROM RESIDENTIAL PROPERTY.*****SUMMARY**

This bill creates a new process by which a real property owner, or their authorized agent, may ask the municipality's law enforcement agency to immediately remove a person unlawfully occupying all or part of a residence (an "unauthorized person"), under certain circumstances. A "law enforcement agency" is an organized municipal police department or the State Police, as applicable.

Under the bill, an "unauthorized person" is someone who (1) entered or remains in a residential property without the owner's or lawful occupant's consent and (2) is not the property owner's (a) current or former tenant under a rental agreement the owner authorized or (b) immediate family member. Existing law, unchanged by the bill, allows owners (landlords) to use the summary process (eviction) to remove tenants based on certain grounds (see BACKGROUND).

The bill's new removal process is available to owners or their agents only if there is no pending litigation related to the property between the owner and any known unauthorized person, and only in situations in which the:

1. unauthorized person unlawfully entered the property, was asked by the property owner to leave, and stayed or continues to live on the property, and
2. property was not open to the public when the unauthorized person entered.

Under the bill, a property owner or authorized agent can submit a

request to begin the removal process by giving the municipality's law enforcement agency a (1) signed affidavit certifying certain information and (2) copy of the property owner's valid, government-issued identification or, for an authorized agent, documents showing his or her authority to act on the property owner's behalf. If the law enforcement agency verifies the removal request, it must serve a notice to immediately vacate on the unauthorized person and put the owner in possession. A police officer may arrest any unauthorized person found on the property for trespass, outstanding warrants, or any other legal cause, if appropriate.

The bill also creates a civil cause of action for wrongful removal.

EFFECTIVE DATE: October 1, 2026

AFFIDAVIT REQUIRED TO INITIATE REMOVAL PROCESS

Under the bill, the required affidavit must certify the date the owner obtained title to the property and that:

1. the requestor owns the property from which removal is being requested, or their authorized agent;
2. an unauthorized person unlawfully entered and remains on the property after being directed to leave;
3. the property was not open to the public when the unauthorized person entered;
4. the unauthorized person is not (a) the property owner's immediate family member, (b) the property's owner or co-owner, or (c) listed on the property title (unless due to title fraud);
5. there is no pending litigation related to the property between the owner and any unauthorized person unlawfully occupying the property; and
6. the unauthorized person subject to removal may bring a cause of action against the requestor for any false statements he or she

made in the request and affidavit (and that the requestor may be liable for actual damages, penalties, costs, and reasonable attorney fees).

NOTICE TO IMMEDIATELY VACATE

After receiving a removal request, the bill requires the law enforcement agency to verify that the person who submitted it is the property's record owner (or their authorized agent) and appears otherwise entitled to relief. If verified, the law enforcement agency must, without delay, (1) serve a notice to immediately vacate on each unauthorized person unlawfully occupying the property and (2) put the owner in possession (presumably by removing the unauthorized person).

(The bill does not specify whether the law enforcement agency must, after serving notice, remove the unauthorized person's possessions and personal effects, if any, or what happens to these items after the person's removal. Additionally, it does not specify the notice's required form or content.)

Proper Service

Under the bill, a police officer (a sworn member of the State Police or a municipal police department, as applicable) (1) may serve the notice to immediately vacate by hand to an unauthorized person or post it on the property's front door or entrance and (2) must try to verify the identity of anyone occupying the property and note this on the return of service.

Wrongful Removal

Under the bill, a person harmed by wrongful removal (1) has a civil cause of action; (2) may be restored to possession of the property; and (3) may recover actual costs and damages incurred, court costs, reasonable attorney's fees, and statutory damages equal to three times the property's fair market rent.

BACKGROUND

Summary Process

By law, once a landlord has a ground for eviction, he or she begins the process by serving the tenant with a notice to quit possession. The landlord must serve it at least three days before a rental agreement is terminated or before the time the notice to quit specifies (in other words, the landlord must give the tenant at least three full days to move out).

If the tenant fails to respond to this notice by refusing to move from the rented premises, the landlord may start proceedings in Superior Court by filing a summons and complaint. The tenant may respond to the complaint; if he or she contests the action, the court may try the case and enter judgment. If the court rules for the landlord, it orders the judgment executed, and a state marshal removes the tenant and his or her belongings.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 11 Nay 8 (03/10/2026)