



Senate

General Assembly

File No. 121

February Session, 2026

Senate Bill No. 217

Senate, March 23, 2026

The Committee on Banking reported through SEN. MILLER of the 27th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT REQUIRING MORTGAGEES TO ACCEPT MORTGAGE PAYMENTS TENDERED ON A MONTHLY, SEMIMONTHLY OR BIWEEKLY BASIS.

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

1 Section 1. Subsection (i) of section 49-8a of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective October*
3 *1, 2026*):

4 (i) (1) A mortgagee shall accept, as payment tendered for satisfaction
5 or partial satisfaction of a mortgage loan, a bank check, certified check,
6 attorney's clients' funds account check, title insurance company check,
7 wire transfer or any other form of payment authorized under federal
8 law.

9 (2) For mortgage loans made on or after October 1, 2026, a mortgagee
10 shall accept payment tendered by a mortgagor on a monthly,
11 semimonthly or biweekly basis. For purposes of this subdivision,
12 "biweekly" means occurring every two weeks and "semimonthly"

13 means occurring twice each month.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	49-8a(i)

BA *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:** None**Explanation**

The bill requires mortgagees to accept mortgage payments tendered on a monthly, semimonthly or biweekly basis and results in no fiscal impact to the state as they are not parties to mortgage loans.

OLR Bill Analysis**SB 217*****AN ACT REQUIRING MORTGAGEES TO ACCEPT MORTGAGE PAYMENTS TENDERED ON A MONTHLY, SEMIMONTHLY OR BIWEEKLY BASIS.*****SUMMARY**

This bill requires, for any mortgage loan made beginning October 1, 2026, the mortgagee (mortgage lender, assignee, or servicer) to accept the mortgagor's (borrower's) payments on a monthly, semimonthly, or biweekly basis.

Under the bill, the requirement applies to loans securing one-to-four family residential properties in the state, including units in common interest communities. Semi-monthly payments happen twice a month and biweekly payments happen every two weeks.

EFFECTIVE DATE: October 1, 2026

COMMITTEE ACTION

Banking Committee

Joint Favorable

Yea 13 Nay 0 (03/10/2026)