



Senate

General Assembly

File No. 357

February Session, 2026

Substitute Senate Bill No. 369

Senate, April 2, 2026

The Committee on Public Safety and Security reported through SEN. GASTON of the 23rd Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT ESTABLISHING VARIOUS REQUIREMENTS REGARDING ELEVATORS.

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

1 Section 1. (NEW) (*Effective October 1, 2026*) (a) For the purposes of this
2 section:

3 (1) "Elevator" has the same meaning as provided in section 29-191 of
4 the general statutes;

5 (2) "Exempt building" means any building located on municipal-
6 owned property or state-owned property and any building or structure
7 undergoing remodeling, restoration, repair or renovation under a
8 current building permit;

9 (3) "Fire department key box" means a secure, wall-mounted safe that
10 stores keys or access cards and allows fire departments and first
11 responders immediate access to commercial or residential buildings
12 during emergencies without forcing entry;

13 (4) "Owner" means any person that holds legal title to any residential
14 elevator building, with or without being in actual possession of the
15 residential elevator building;

16 (5) "Person" includes any individual, firm, corporation, association or
17 partnership; and

18 (6) "Residential elevator building" means any building located in the
19 state that is wholly or partly used for residential purposes with at least
20 one elevator used by persons with disabilities as the means of ingress
21 and egress to any floor above or below the ground floor, including a
22 garage. "Residential elevator building" does not include exempt
23 building.

24 (b) The owner of a residential elevator building shall:

25 (1) Provide twenty-four hours' advance written notice of any
26 scheduled maintenance of an elevator;

27 (2) Conduct scheduled maintenance on each elevator in accordance
28 with industry standards and the manufacturer's recommended
29 maintenance;

30 (3) Properly and adequately maintain and repair each elevator to
31 prevent any elevator from becoming inoperable or being out-of-service;

32 (4) Install a fire department key box that has been approved by the
33 municipality's fire department on the exterior of each residential
34 elevator building;

35 (5) Repair any inoperable elevator. An elevator shall be deemed in
36 violation of this subdivision if (A) (i) the elevator is inoperable for more
37 than forty-eight consecutive hours, or (ii) there are more than two
38 instances of the elevator being inoperable for any period of time in any
39 consecutive thirty-day period, and (B) the owner is unable to
40 demonstrate that (i) the delay in repair is due to circumstances beyond
41 the owner's control, (ii) the owner has a valid elevator service contract
42 that provides access to a twenty-four-hour service line, and (iii) the

43 owner has agreed to pay for any loss of earned income, equivalent
44 alternative housing and moving costs, as applicable, for all tenants with
45 disabilities and such tenants' families residing in the residential elevator
46 building until the repairs are complete;

47 (6) Display the signage described in subsection (c) of this section; and

48 (7) Meet the notice requirements described in subsection (d) of this
49 section.

50 (c) For each elevator in a residential elevator building, the owner shall
51 post signage that:

52 (1) Is not less than eight and one-half inches by eleven inches in size,
53 with a minimum of twenty-four-point San Serif-type font;

54 (2) Is posted inside and outside each elevator as close as possible to
55 the elevator's call buttons, but not higher than sixty inches from the
56 floor; and

57 (3) States the following:

58 "If this elevator is not working and it is an emergency, dial 911. If it is
59 not an emergency and you do not have access to another working
60 elevator for at least forty-eight consecutive hours, call (THE
61 APPLICABLE MUNICIPALITY) at (THE APPLICABLE PHONE
62 NUMBER).

63 Si este elevador no funciona y es una emergencia, marque el 911. Si
64 no es una emergencia y no ha tenido acceso a otro elevador en
65 funcionamiento durante al menos cuarenta y ocho horas consecutivas,
66 llame a (THE APPLICABLE MUNICIPALITY) al (THE APPLICABLE
67 PHONE NUMBER)."

68 (d) On or before November 1, 2026, and annually thereafter, each
69 owner of a residential elevator building shall notify all current tenants
70 of the residential elevator building in writing of their rights under this
71 section. Each such owner shall also notify each tenant in writing of such

72 tenant's rights when the tenant executes a lease with the owner.

73 (e) A violation of this section shall result in a fine not to exceed two
74 hundred fifty dollars for each day the violation continues after the
75 owner's receipt of a written citation of the violation.

76 (f) The Department of Administrative Services shall enforce the
77 provisions of this section. The department (1) shall investigate
78 complaints for the purpose of documenting violations of this section, (2)
79 may order any owner that violates this section to correct such violation,
80 (3) may issue citations for violations of this section, (4) may effectuate
81 the removal or abatement of a violation of this section under the
82 procedures set forth in this section, and (5) may relocate tenants at the
83 cost of the owner if the department determines such relocation is
84 necessitated by the owner's violation of subdivision (5) of subsection (b)
85 of this section.

86 (g) With respect to any violation of this section, the department shall
87 serve to the owner of a residential elevator building a written notice of
88 the violation of this section by personal service or by mailing such
89 citation to the owner's last-known address by certified mail, return
90 receipt requested.

91 (h) If the owner fails to correct or abate a violation of this section
92 within two calendar days after receiving a notice of the violation, as
93 provided in subsection (g) of this section, the Department of
94 Administrative Services shall serve a written civil citation on the owner
95 of the residential elevator building unless the owner, within such two-
96 day period, demonstrates to the department that the violation occurred
97 as a result of a casualty loss for which insurance is available, but the
98 owner needs additional time to correct the violation, in which case the
99 department, in the department's discretion, may issue a written stay of
100 the enforcement of the citation and the enforcement of any fines
101 imposed against the owner. Such stay shall be expressly conditioned
102 upon correction of the violation within a specified period of time not to
103 exceed thirty days, unless the owner makes a request in writing to the
104 department within the time specified by the department that the stay

105 should be extended for an additional period of time, in which case the
106 department may extend such stay in writing for an additional period of
107 time not to exceed sixty days. If the conditions of the stay are not met
108 within the applicable time period, the stay shall be terminated, all fines
109 assessed against the owner shall be enforced and the department shall
110 serve the citation upon the owner by personal service or by mailing such
111 citation to the owner's last-known address by certified mail, return
112 receipt requested. The civil citation shall provide the owner with the
113 following information:

114 (1) The allegations made against the owner and the amount of any
115 fines imposed for, and costs incurred because of, the violation of this
116 section;

117 (2) That the owner may contest liability at a hearing conducted by the
118 Department of Administrative Services in accordance with the
119 provisions of chapter 54 of the general statutes by delivering written
120 notice in person or by mail to said department within ten calendar days
121 after the date of receipt of the citation; and

122 (3) That if the owner does not demand such hearing within such ten
123 calendar days, the owner shall be deemed to have admitted liability and
124 the department may enforce the citation without further notice.

125 (i) (1) An owner in receipt of a civil citation served pursuant to
126 subsection (h) of this section may:

127 (A) Admit liability for the alleged violation and pay to the
128 department the full amount of any fine and costs due. Such payment
129 shall be inadmissible in any proceeding, civil or criminal, to establish
130 the conduct of any person; or

131 (B) Contest liability at a hearing conducted by the Department of
132 Administrative Services in accordance with the provisions of chapter 54
133 of the general statutes by delivering written notice in person or by mail
134 to the department within ten calendar days after the date of receipt of
135 the citation. Any owner that contests liability shall be given written

136 notice of the date, time and place for the hearing. Such hearing shall be
 137 held not less than fifteen days nor more than thirty days after the date
 138 of the delivery of the notice to the department. The hearing officer shall
 139 issue a written decision and state in the decision the reasons for the
 140 action taken. Such decision shall be subject to judicial review by way of
 141 appeal. Any such appeal shall be instituted within thirty days of the
 142 issuance of the decision of the hearing officer.

143 (2) If the owner fails to request a hearing within such ten-day period,
 144 the hearing officer may enter a default upon a finding of proper notice
 145 and liability.

146 (j) All funds collected by the department pursuant to this section shall
 147 be deposited into the elevator account established pursuant to
 148 subsection (k) of this section.

149 (k) There is established an account to be known as the "elevator
 150 account", which shall be a separate, nonlapsing account. The account
 151 shall contain any moneys required by law to be deposited in the account.
 152 Moneys in the account shall be expended by the Department of
 153 Administrative Services for the purposes of carrying out the provisions
 154 of this section.

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

Statement of Legislative Commissioners:

In Subsec. (a)(2), ""Exempt property" means any municipal-owned property, state-owned property" was changed to ""Exempt building" means any building located on municipal-owned property or state-owned property" for clarity, in Subsec. (a)(3), ""Knox box"" was changed to ""Fire department key box" for consistency with standard drafting conventions, in Subsec. (a)(6), "exempt property" was changed to "exempt building" for consistency, in Subsec. (b)(4), "Knox box" was changed to "fire department key box" for consistency, in Subsec. (b)(6), "subsection (d)" was changed to "subsection (c)" for accuracy, in Subsec. (b)(7), "subsection (e)" was changed to "subsection (d)" for accuracy, in

Subsec. (c), Subdiv. 1 was deleted to eliminate redundant language and the remaining subdivisions were renumbered accordingly, in Subsec. (f), "shall undertake investigations of" was changed to "shall investigate" for consistency with standard drafting conventions and "subsection (c)" was changed to "subsection (b)" for accuracy, and in Subsec. (i)(1), "citation issued" was changed to "citation served" for internal consistency.

PS *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:

Agency Affected	Fund-Effect	FY 27 \$	FY 28 \$
Admin. Serv., Dept.	GF - Cost	516,000	516,000
State Comptroller - Fringe Benefits ¹	GF - Cost	205,336	205,366

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill, which establishes various elevator regulations and creates a new statewide enforcement framework within the Department of Administrative Services (DAS), results in a cost of \$721,336 in FY 27 and annually thereafter. The costs include \$491,000 in salary, \$205,336 in fringe, and \$25,000 in other expenses for five new employees within DAS.

The bill allows DAS to issue citations and assess fines of up to \$250 per day for violations which results in a potential revenue gain to a separate, non-lapsing elevator account that the bill creates. DAS may use the funds in the account to cover the costs associated with elevator enforcement.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

¹The fringe benefit costs for most state employees are budgeted centrally in accounts administered by the Comptroller. The estimated active employee fringe benefit cost associated with most personnel changes is 41.82% of payroll in FY 27.

OLR Bill Analysis**sSB 369*****AN ACT ESTABLISHING VARIOUS REQUIREMENTS REGARDING ELEVATORS.*****SUMMARY**

This bill imposes several elevator-related maintenance, repair, and other duties on owners of a “residential elevator building,” which the bill defines as any building in Connecticut that is wholly or partly used for residential purposes with at least one elevator used by people with disabilities to enter or exit any floor above or below the ground floor, including a garage. (The bill does not specify who determines if a building has an elevator used for these purposes or how this determination is made.)

Buildings located on municipal- or state-owned property and any building or structure undergoing remodeling, restoration, repair, or renovation under a current building permit are expressly excluded from being considered “residential elevator buildings.”

The bill makes the Department of Administrative Services (DAS) responsible for enforcing its provisions, establishes related procedures, authorizes the department to issue citations for violations and relocate tenants at the owner’s cost, and sets fines of up to \$250 per day for violations. It also requires all funds collected by DAS from enforcement to be deposited into a separate, non-lapsing elevator account that the bill creates.

EFFECTIVE DATE: October 1, 2026

DUTIES OF RESIDENTIAL ELEVATOR BUILDING OWNERS

The bill requires residential elevator building owners to:

1. provide 24 hours’ advance written notice of any scheduled elevator maintenance,

2. conduct scheduled maintenance on each elevator according to industry standards and the manufacturer's recommended maintenance,
3. properly and adequately maintain and repair each elevator to prevent any elevator from becoming or staying inoperable,
4. install a fire department key box approved by the municipality's fire department on the exterior of each residential elevator building, and
5. repair any inoperable elevator.

Under the bill, a "fire department key box" is a secure, wall-mounted safe that stores keys or access cards and allows fire departments and first responders immediate access to commercial or residential buildings during emergencies without forcing entry.

An owner is deemed to have failed to repair an inoperable elevator if the:

1. elevator is inoperable for more than 48 consecutive hours or there are more than two instances of the elevator being inoperable for any period of time in any consecutive 30-day period, and
2. owner is unable to demonstrate that the (a) delay in repair is due to circumstances beyond the owner's control; (b) owner has a valid elevator service contract that provides access to a 24-hour service line; and (c) owner has agreed to pay for any loss of earned income, equivalent alternative housing, and moving costs, as applicable, for all tenants with disabilities and their families residing in the residential elevator building until the repairs are complete.

Required Signage

The bill additionally requires residential elevator building owners to post specific signage inside and outside each elevator as close as possible to the elevator's call buttons, but not higher than 60 inches from

the floor. The sign must be at least eight and one-half inches by 11 inches in size and, in a sans-serif-type font at least 24 points in size, state the following:

If this elevator is not working and it is an emergency, dial 911. If it is not an emergency and you do not have access to another working elevator for at least forty-eight consecutive hours, call (THE APPLICABLE MUNICIPALITY) at (THE APPLICABLE PHONE NUMBER).

Si este elevador no funciona y es una emergencia, marque el 911. Si no es una emergencia y no ha tenido acceso a otro elevador en funcionamiento durante al menos cuarenta y ocho horas consecutivas, llame a (THE APPLICABLE MUNICIPALITY) al (THE APPLICABLE PHONE NUMBER).

Required Notice

By November 1, 2026, and annually after, the bill requires each residential elevator building owner to notify all their current tenants in writing of tenants' rights under the bill. It also requires owners to give a notice about these rights to each tenant whenever the tenant executes a lease with the owner.

ENFORCEMENT

DAS Responsibilities

The bill requires DAS to enforce the bill's provisions and investigate complaints. It authorizes the department to:

1. order any owner to correct violations,
2. issue citations for violations,
3. bring about the removal or abatement of a violation, and
4. relocate tenants at the owner's cost if it determines that it is needed because the owner failed to repair an inoperable elevator (see above).

Addressing Violations

To address violations under the bill, DAS must first notify the violating residential elevator building owner in writing about the violation by personal service or by certified mail to the owner's last known address, return receipt requested.

If the owner fails to correct or abate the violation within two calendar days after receiving the notice from DAS, the department must serve a written civil citation on the owner (with specified information; see below) and may issue fines up to \$250 for each day a violation continues after the owner's receipt of the citation. However, if the owner, within the two-day period, demonstrates that the violation occurred because of a casualty loss for which insurance is available and the owner needs additional time to correct the violation, DAS may instead issue a written stay of the citation's enforcement and any fines imposed against the owner.

Under the bill, a stay must be expressly conditioned upon the violation being corrected within a specified period of time of no more than 30 days. A stay may be extended for up to 60 days, at the department's discretion, if the owner requests it in writing within the time period for correcting the violation. If the conditions of a stay are not met by the required deadline, the stay must be terminated, all fines assessed against the owner must be enforced, and the department must serve the citation upon the owner by personal service or by certified mail to the owner's last known address, return receipt requested.

Civil citations must give the owner the following information:

1. the allegations made against the owner and the amount of any fines imposed for, and costs incurred because of, the violation;
2. that the owner may contest liability at a hearing conducted by DAS according to the Uniform Administrative Procedure Act (UAPA) by delivering written notice in person or by mail to the department within 10 calendar days after receiving the citation; and

3. that if the owner does not demand a hearing, the owner will be deemed to have admitted liability and the department may enforce the citation without further notice.

Owners who receive a civil citation may admit liability for the alleged violation and pay DAS the full amount of any fine and costs due, and these payments are inadmissible in any proceeding, civil or criminal, to establish a person’s conduct. Alternatively, owners may contest liability at a hearing DAS conducts under UAPA by delivering written notice in person or by mail to the department within 10 calendar days after receiving the citation. If an owner does not request a hearing within the 10-day period, a DAS hearing officer may enter a default if the officer finds notice was proper and the owner is liable.

For contesting owners that request a hearing, DAS, presumably, must give them written notice of the date, time, and place for their hearings. Under the bill, hearings must be held between 15 and 30 days after the date DAS delivers its written notice, and hearing officers must issue a written decision stating the reasons for the action taken.

Hearing decisions may be appealed to Superior Court and must be started within 30 days after the decision is issued.

Elevator Account

The bill creates an “elevator account” as a separate, non-lapsing account and requires it to contain any money required by law to be deposited into it, including all the funds DAS collects enforcing the bill. The bill additionally requires DAS to use the account’s funds for carrying out the bill’s provisions.

COMMITTEE ACTION

Public Safety and Security Committee

Joint Favorable
 Yea 19 Nay 10 (03/17/2026)