

Housing Committee

JOINT FAVORABLE REPORT

Bill No: HB-5359 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT CONCERNING PROVISIONS IN RESIDENTIAL RENTAL

Title: AGREEMENTS.

Vote Date: 3/10/2026

Vote Action: Joint Favorable

PH Date: 3/3/2026

File No.:

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SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

The bill seeks to protect and enhance tenant rights by prohibiting three provisions currently found in some lease agreements. These provisions include holdover clauses, payment methods that incur additional fees, and concession clauses. Some organizations have voiced concerns with complicated provisions in lease agreements. As a result, the committee introduced this bill to alleviate concerns, increase transparency, and ensure that lease provisions do not compromise the rights of tenants.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed.

NATURE AND SOURCES OF SUPPORT:

Connecticut Fair Housing Center, Chelsea Connery, Attorney submitted testimony stating that landlords have leveraged the Concession Addendum to evade Connecticut's maximum late fee, failed to offer a method for tenants to pay rent without incurring additional fees, and punished tenants for filing complaints with a Fair Rent Commission. Connery believes the bill will prohibit bad-faith activities by affording tenants upfront disclosure of late rent fees and fee free methods of payment, among other remedies.

These individuals submitted similar testimony in support of the bill, highlighting that leases have become increasingly complicated and constructed in violation of statute. They believe the bill will eliminate excessive fees and increase transparency:

CT Legal Services, Raphael L. Podolsky, Attorney
Public Advocate and Greater Hartford Legal Aid, Rachel Marchetti, Staff Attorney

Connecticut Coalition Against Domestic Violence, Mario Volpe, Policy & Advocacy Manager supports the bill, believing that it will protect victims of domestic violence by prohibiting unfair lease clauses that could otherwise jeopardize housing stability.

NATURE AND SOURCES OF OPPOSITION:

These individuals submitted testimony in opposition to the bill. They stress that the elimination of discounted rent and concessions would hinder the ability of landlords to access housing at a lower upfront cost and result in higher base rents. Additionally, the prohibition on rent increases after lease expiration will result in holdover situations and untimely renewals. Finally, the requirement for a no fee payment method will result in additional incurred costs, producing greater operational challenges for smaller providers:

Trio Properties, Jeff Feron, President
CTAA, Krystal Garcia, Assistant Property Manager
CTAA, Morgan Miller
CTAA, Lauren Tagliatela, Volunteer
Paredim Partners, David Parisier, Managing Member

Home Builders & Remodelers Association of Connecticut, Inc., Jim Perras, President opposes the bill, citing that the requirement to offer a no fee payment option would be burdensome for small landlords, who rely on third parties for payment processing and have limited administrative capacity.

Mo Lev opposed the bill, highlighting that a landlord's inability to not renew a lease as proposed in the bill will lead landlords to become more selective in choosing tenants, imposing a barrier on individuals in need of housing.

These individuals submitted similar testimony in opposition the bill. They believe that landlords should not bear the financial repercussions of tenants staying for indefinite periods of time in their rents, since they are unable to levy higher rents. They also believe that there is increased liability for the landlords when a valid lease is not in place:

Greater Enfield Landlord Association, Paul Januszewski, President
Harold Ryan, Homeowner
Eric Polinsky
Daniel McDonald

Connecticut Coalition of Property Owners, John Souza, President submitted testimony in opposition the bill, noting his concerns that the bill would not permit a lease to have automatic rent increases after expiration in holdover situations. He states that this would harm both tenants who need flexible leases for school or work and landlords who struggle to retain tenants during the holidays.

Reported by: Kyle Zingler

Date: 3/20/2026